

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

Thursday, July 19, 2018
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 19th day of July 2018 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
Don Jolley, Commissioner
Timothy J. Rhodes, Commissioner
Alvin Sykes, Commissioner
Denise Tomasic, Commissioner
Cardelia Walker, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT: Rachel Jefferson, Commissioner
P. Anne McDonald, Commissioner

ALSO PRESENT: Milton Scott, Executive Director
Anwar Crockett, Asst. Director of Housing Management
Cherrie Escobar, Director of Section 8
Gerald Glavin, Asst. Director of Facilities 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
Alvin White, General Foreman
Mya Asberry, Summer Intern
Corey Butler, Summer Intern
Britnee Hawthorne, Summer Intern
Kennedie Harris, Summer Intern

Chairman Watkins called the meeting to order and asked for roll call.

Chairman Watkins asked for a motion to approve the minutes. Vice-Chairman Banks made a motion to approve the minutes of June 21, 2018. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jolley, Rhodes, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jefferson, McDonald, Sykes

ABSTAIN: None

Motion carried.

Executive Director's Report

- The written Executive Director's report is on pages 9—26 of the July 19, 2018 board packet.
- Mr. Scott noted that we are wrapping up the grant for the Family Unification Program (FUP). We are applying for 50 vouchers for kids aging out of foster care or need to be reintegrated or taken away from the home. We are working with the Greater Kansas City Coalition to End Homelessness (GKCCEH) to help with the waiting list. The grant is due July 24, 2018.
- We are also in the process of completing the Resident Occupancy & Self-Sufficiency (ROSS) grant. The grant will allow us to add two additional staff, one for elderly\disabled and the other one for families. We can add a third position as we were included in the EnVision Center initiative. This grant is due July 30, 2018. By this fall, we should know if we have received the ROSS grant.
- The Board should have the aSTEAM workshop flyer in its handouts. HUD representatives from the Washington, D.C. office came here to discuss the EnVision Center project. A couple of board members were present. Mr. Scott commended Sharron Davis Mays for coordinating the event and acknowledged the residents for their participation. Over 30 residents participated. aSTEAM will meet with the resident council in August to further the discussion on what to expect.
- Mr. Scott then recognized the summer interns who are all graduates of Washington High School. They are: Mya Asberry who will attend Kansas City, Kansas Community College, her major is undeclared; Kennedie Harris will attend Wichita State University and major in social work; Brittnee Hawthorne will attend Johnson County Community College and transfer to Kansas University, her major is pediatric nursing; and Corey Butler will attend Kansas City, Kansas Community College and major in multi-media production. (*Commissioner Sykes arrived.*)

- Mr. Scott then called for questions on the financials or any item found in the board packet. Commissioner Rhodes questioned the payment to Precision Plumbing. Mr. Glavin noted that Precision Plumbing often delays sending invoices for at least a couple of months. Commissioner Warner asked when we would hear back in regard to the Family Unification Program and receive the vouchers. Mr. Scott noted it is unclear, but the start up time is October 19, 2018 to administer that program. We are expecting a maximum of 50 vouchers. DCF and court services will determine eligibility and then they will be referred to the Greater Kansas City Coalition to end Homelessness. They are able to conduct a mobile assessment and go directly to the families. DCF has a regional span which includes Johnson, Leavenworth, Atchison and Douglas Counties. Commissioner Rhodes asked about HARRG, Inc. and Ms. Meeks noted that was our annual insurance.

Committee Reports

Chairman Watkins called for committee reports.

Bylaws

Commissioner Barber explained that he did not have a written report. The Bylaws committee attempted to meet twice, but could not get the schedules coordinated. Information was sent out to committee members and comments were received from other commissioners. The committee will meet to fully discuss the varying input and proposed changes to the policies and procedures, and bylaws. They still need to meet with the Resident Participation committee to complete its committee description. The Bylaws committee hopes to have a more complete update next month. Vice-Chairman Banks noted that in the last minutes there was a suggestion that filling the opening for the head of the Resident Participation would be open to any commissioner. However, it was settled on that a resident could provide more valuable input. He asked would this be a part of the discussion when the Bylaws committee meets. Commissioner Barber indicated it would be.

Finance

Commissioner Watkins indicated that Commissioner McDonald, in her absence, has provided a written report. Commissioner Rhodes indicated there was a joint Finance and Development committee meeting. There was representation from Gilmore Bell, a legal firm. There was discussion regarding the resolution on the agenda today. They discussed the opportunity to purchase Meadowlark 1. The

seller asked if we were interested in our original offer and the agency countered with a lower offer. Chairman Watkins noted that the seller did not think our offer was high enough. Commissioner Rhodes noted we were fine with that and there would be more discussion during the resolution.

Inclusion and Public Information

Commissioner Warner noted that the Inclusion and Public Information Committee meets quarterly and would meet on Monday, July 30, 2018 at 10 a.m.

Personnel

Vice-Chairman Banks noted the Personnel committee met on Monday with staff and discussed the sexual harassment policy and having its language comply with the Department of Justice. This is being finalized. He indicated the committee is looking at the residency requirement and matters of personal conduct. The Personnel committee is preparing to bring these matters before the board next month. The dress code was also addressed.

Resident Participation

Commissioner Wilson noted the Resident Participation committee did not meet. The committee is scheduled to meet on July 24, 2018 and details of that meeting will be provided in August.

Executive

Chairman Watkins thanked the Board for their input in the Executive Director's annual review. He met with Vice-Chairman Banks prior to this meeting and will have a formal write up next month.

Community Housing Investment Group (CHIG)

Chairman Watkins noted the approved minutes from the April CHIG meeting are in the handouts. CHIG met two days ago to discuss Delaware Highland Assisted Living (DHAL) and the continued progress there. We are in a wonderful position and are adding enhancements to the facility to give us a competitive advantage in that market. Our census is 120 out of 121 with nine private pays. Commissioner Barber noted he has been to the facility and spoken with the intake director. He discussed what a tremendous facility DHAL is and its impact on the residents. He said we should get the word out. Chairman Watkins agreed and noted there are 10,000 people turning 65 daily and over half have no savings. DHAL is a prototype of how to handle the silver tsunami in our country.

Commissioner Warner asked about the BPU rebate mentioned in the CHIG minutes. Chairman Watkins noted there are commercial and residential rates.

Our operator audited the BPU bills and noted a significant overpayment and it was rebated back to us. Commissioner Warner asked if the housing authority had looked at our other properties for a similar rebate. Ms. Meeks explained that we are currently under the EPC (Energy Performance Contract) program with Johnson Controls and they are monitoring our bills to see that we get the lowest rate possible through BPU. She added that that gas company is meeting with her later this month to see what savings they can provide. Commissioner Barber added this is not unusual as he was contacted by one of the residents at the Northeast Apartments where the tenants were being billed for the common areas. BPU came out and did an audit. He does not know the outcome of this matter.

Vice-Chairman Banks noted that his brother, church members and classmates are residents of DHAL and they are all happy living there. The group at DHAL has been a pleasure to work with. Mr. Tom Scott is continuously working to improve DHAL. He highly recommends the facility.

Public Comments

There were no comments from the public. However, Chairman Watkins noted there is correspondence from a member of the public included in the handouts. He noted he would be happy to discuss after the meeting.

New Business Consent

Resolution No. 3373, resolution determining the intent of the Housing Authority of the City of Kansas City, Kansas to issue its revenue bonds in an aggregate principal amount not to exceed \$6,500,000 to finance the costs of acquiring, renovating, constructing, improving and equipping a new maintenance facility and a new administrative facility in the city of Kansas City, Kansas, was introduced.

Chairman Watkins read the title of Resolution No. 3373 and asked if anyone would like to take it off the consent agenda. *There was no discussion.*

Commissioner Rhodes made a motion to approve Resolution No. 3373. Vice-Chairman Banks seconded the motion and the following vote was recorded:

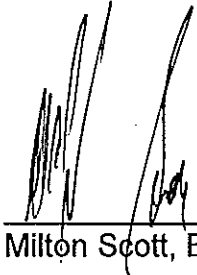
AYES: Banks, Barber, Jolley, Rhodes, Sykes, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None
ABSENT: Jefferson, McDonald
ABSTAIN: None

Motion carried.

RESOLUTION NO. 3373—RESOLUTION DETERMINING THE INTENT OF THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS TO ISSUE ITS REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,500,000 TO FINANCE THE COSTS OF ACQUIRING, RENOVATING, CONSTRUCTING, IMPROVING AND EQUIPPING A NEW MAINTENANCE FACILITY AND A NEW ADMINISTRATIVE FACILITY IN THE CITY OF KANSAS CITY, KANSAS.

Chairman Watkins called for adjournment and it passed unanimously.



Milton Scott, Executive Director



Matt Watkins, Chairman