

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

Thursday, November 5, 2020
12:00 p.m.

Held Electronically
Via Zoom

On the 5th day of November 2020 at 12:00 p.m. the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in special session via Zoom due to the coronavirus pandemic. 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
Broderick Crawford, Commissioner
Rachel Jefferson, Commissioner
P. Anne McDonald, Commissioner
Timothy J. Rhodes, Commissioner
John D. Rios, Commissioner
Denise Tomasic, Commissioner
Linda Warner, Commissioner

ABSENT: Cardelia Walker, Commissioner
Charles Wilson, Commissioner

ALSO, PRESENT: Thomas M. Scott, Executive Director/CEO
Jacqueline D. Randle, Executive Services Manager
Caroline Rogers, Director of Finance
Anthony J. Shomin, Director of Contract Administration
Nebyu Tilahun, Assistant Director of Finance

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

New Business Consent Item

Resolution No. 2020-23, authorizing a one-time exception to the Personnel Policy to extend annual leave from 2020 into 2021.

The resolution authorizes a one-time exception to the Personnel Policy which extends annual leave from 2020 into 2021 due to the COVID-19 pandemic which has made employees reluctant to schedule time off. This resolution will allow

employees to carry a total of two years of accrued annual leave into the next calendar year.

Commissioner Rios made the motion to approve Resolution No. 2020-23. Commissioner McDonald seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rhodes, Rios, Tomasic, Warner, Watkins

NAYS: None

ABSENT: Walker, Wilson

ABSTAIN: None

Motion carried.

Resolution No. 2020-24, Authorizing the disposition plan of the Juniper Gardens Public Housing Development and its removal from the Public Housing inventory and authorizing the submission of the disposition application for Juniper Gardens to HUD's Special Application Center (SAC), was introduced.

Chairman Watkins noted that Ms. Randle emailed three documents to Board members last week. Commissioner Rios asked that Mr. Shomin provide an overview. Mr. Shomin advised that this resolution authorizes the disposition plan for Juniper Gardens and the submission of an application to HUD's Special Application Center under the direction of HUD. He further explained that HUD has determined Juniper Gardens is distressed and should be removed from our inventory. The process requires Board approval and authorization of its submission to SAC. The application is a form that we complete and submit with attachments.

Commissioner Jefferson noted that she had three questions. She asked for discussion on the six units that are going to be taken offline in partnership with Friends of Yates. Mr. Scott noted the agency provides supportive housing to Friends of Yates, but there are no units at Juniper Gardens. Mr. Shomin added that what Commissioner Jefferson is referring to is part of the five-year plan, and not part of the relocation plan. Mr. Scott advised that there are units scattered throughout the community that must be certified through the Violence Against Women Act (VAWA) for the five-year plan. We have had supportive housing since 2013 or 2014 with Friends of Yates where we provide units for folks transiting out of the shelter.

Commissioner McDonald advised that she has noticed that Commissioner Wilson has not been present for the last two or three Zoom meetings. Since he is the Resident Commissioner, she hopes that staff is keeping him updated regarding

the relocation process. Mr. Scott noted resident council meetings shut down in March, but that Commissioner Wilson does call the office and he attended the council meeting on September 24, 2020. Commissioner Wilson is being kept up to date on what is happening with the relocation plans at Juniper Gardens. He also knows that he is welcome to call at any time. Mr. Shomin added that Commissioner Wilson is concerned and keeping abreast of what is happening with the residents.

Commissioner Jefferson's second question referred to the sale and demolition of Juniper Gardens. She noted that we have talked about the demolition, but not the sale of Juniper Gardens. Mr. Scott advised that we are not looking to expand Juniper Gardens, but we want to be careful not to close any doors. We are in the process of a technical review of our portfolio to see with is available for Section 8 conversion and which properties would stay public housing.

Commissioner Jefferson's third question referred to the appraisers requesting more details. She questioned would we get dinged. Mr. Shomin noted the relocation company originally thought they were being hired to work with a Section 8 property, but they were mistaken.

Commissioner Rios made the motion to approve Resolution No. 2020-24. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Crawford, Jefferson, McDonald, Rhodes, Rios, Tomasic, Warner, Watkins

NAYS: None

ABSENT: Walker, Wilson

ABSTAIN: None

Motion carried.

RESOLUTION NO. 2020-24—AUTHORIZE THE DISPOSTION PLAN OF THE JUNIPER GARDENS PUBLIC HOUSING DEVELOPMENT, AND IT REMOVAL FROM THE PUBLIC HOUSING INVENTORY, AND AUTHORIZE THE SUBMISSION OF THE DISPOSITION APPLICATION FOR JUNIPER GARDENS TO HUD'S SPECIAL APPLICATION CENTER (SAC).

Commissioner McDonald asked was the Board still meeting on the third Thursday. Chairman Watkins advised that the regularly scheduled November board meeting would take place on November 19, 2020 and would be held at the new maintenance facility on Meadowlark Lane. A ribbon cutting ceremony will be held at 2 p.m.

Chairman Watkins then called for the meeting to adjourn and it passed unanimously.

Matthew T. Watkins, Chairman

Thomas M. Scott, Executive Director/CEO