

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

Thursday, July 20, 2017
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 20th day of July 2017 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
John P. Biscanin, Commissioner (via conference call)
John Breitenstein, Commissioner
Robert G. Frey, Commissioner
Rachel Jefferson, Commissioner
Timothy J. Rhodes, Commissioner
Alvin Sykes, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT: P. Anne McDonald, Commissioner

ALSO PRESENT: Milton Scott, Executive Director
Paula K. Draves, Director of Section 8
Cherrie Escobar, Section 8 Coordinator
Gerald Glavin, Superintendent
Melinda L. Linnell, Director of Housing Management
Sharron Davis-Mays, Self-Sufficiency Coordinator
Benice Meeks, Director of Finance
Jacqueline D. Randle, Executive Services Manager
Anthony J. Shomin, Director of Facilities Management
Elaine Stroud, Assistant Director of Housing Management
Deputy Chief Tyrone Garner, Outgoing HA Board Member
Mayor Mark Holland, Unified Government
Shaya Lockett, Mayor's Office
Rebecca Garza, Wyandotte County Health Department
Judge Courtney Mikesic, Division 11

Chairman Watkins introduced distinguished guests Judge Courtney Mikesic, Mayor Mark Holland and his staff. The Chair noted that he would like to have the

Mayor address the Board first. Judge Mikesic noted that her schedule was free until 2 p.m. and she was fine with the Mayor going ahead of her. (Commissioner Biscanin joined the meeting via conference call.)

Chairman Watkins noted having the Mayor present would add to a little more collaboration between the Housing Authority and Unified Government. He expressed appreciation for the Mayor's presence today.

Mayor Holland introduced Shaya Patrick who works in his office with community relations and is a great liaison to this body. He noted that he has been on the commission for six years and Mayor for four years. He is 10 years in and he was trying to think of the number of times these two entities have gotten together to share their vision. Mayor Holland could not remember this happening. Chairman Watkins remembered there was one time. Vice-Chairman Banks added that the meeting was not with the current board members. The Mayor suggested collaborating more often and he appreciates the opportunity to address the Board. He noted his appreciation of the agency's work in this community. We partnered on the Choice Neighborhood Grant and he would like to do this again. He noted the uncertainty in this country and the current administration's lack of support for public housing. The Mayor suggested we focus on what we can do locally. He expressed that we have had great success out west. There are 11,000 jobs at the Legends; 11,000 jobs in Fairfax and 12,000 jobs at K.U. We have added another 1,500 to the mid-town area with Amazon in the Turner district. The Muncie area job total is close to 5,000. Mayor Holland suggested that public housing, across the country, was built out of sight, out of mind, without access to public transportation. There was no focus on education and employment. Our major transit routes do not link public housing to employment. He noted that future development should take this into consideration. The Mayor expressed that he did not want to approve any low income tax credits that were not on a bus line. He stressed that new development in low income areas must be transit-oriented.

The Mayor noted that another reality is that stacking poor people on top of poor people is not a healthy model, and that we should look at mixed income housing. Mayor Holland cited that he has met with the Regional Director of HUD regarding various properties in this area. He understands that Rosedale Ridge was closed and its residents were successfully relocated. He noted we should partner in such a way to provide housing through a public/private partnership. He indicated the Healthy Campus would be transformative. The Mayor indicated it was not his first choice to run for Mayor and the Healthy Campus was not complete. He believes in doing it right, instead of right now. The first thing was to get the community involved. The people want activities for seniors and youth, a grocery store, green space and amenities. He noted we are looking at a \$30 Million investment in the downtown area. The community center would be a \$16 Million investment. In his discussion of the matter, he noted that absentee landlords are the vein of our community. We have identified \$15 Million of the \$16 Million

investment consisting of commitments from the UG, philanthropic community and new market tax credits. The property acquisition is being worked out now. They are looking at a grocery store and have a financial model that works. He indicated they are looking for an operator to manage the grocery store. Meetings are progressing and it will be a \$14 Million grocery store. He would love to add vertical housing to this mix. They do not have an active housing partner right now. The Mayor discussed that there is a long time frame for making these things happen. He indicated that being four years out on a major \$30 Million project is not unreasonable. The Prairie Fire Group and other interested parties have come forward wanting to do housing and Mayor Holland would like to include the Housing Authority in this conversation as he is very optimistic and confident that the Healthy Campus is going to move forward. The Healthy Campus will be a catalyst for other development and is on the bus line. It's important how we partner with the Housing Authority. The Mayor asked that we look at how we move forward together, if the Housing Authority thinks that would be appropriate.

Chairman Watkins asked what role the Mayor sees the Housing Authority playing as he is activity involved with the community on a day-to-day basis. Mayor Holland noted that there is a new paradigm shift. It used to be that you would deal with your addiction and then get housing, now we want to get people in a stable place to live and build services around them. He noted that if you are white and have an addiction problem, you have a 90 per cent change of getting addiction services; but if you are black, 90 per cent will end up in jail. He added that mental illness, addiction and poverty have been criminalized. The Mayor indicated that we need to work together for advocacy for housing first and then decriminalizing mental health, addiction and poverty. He noted that housing is a huge stabilizing force. He added that they are building a \$24 Million juvenile facility to break the pipeline between high school and prison. Homelessness in USD 500 has gone from 1,400 to 800; a 40 per cent reduction in the last four years. He concluded that advocacy is a huge piece in identifying resources to help families.

Vice-Chairman Banks noted that imaging is important and asked how we can support the goals that are established. He indicated this was a challenge and an opportunity for us. The Mayor noted we need to tell the story, apart from the statistics.

Mr. Scott noted that the Housing Authority has reached out to other agencies in the UG regarding children who are aging out of the foster care system and introducing wrap-around services, a re-entry program and VAWA (Violence against Woman Act) services. We have also reached out to code enforcement/rental licensing to put more teeth behind housing quality inspections. We have 1,400—1,600 units of Section 8 housing. Mr. Scott noted there are things we are currently working on which we can further discuss when we come together with the UG. Mayor Holland indicated he loves the piece

around foster care and is working with someone regarding this. Housing for people 18—22 is often the college dorm. He cited that fifty kids a week are aging out of foster care each year in Wyandotte County, 75 in Johnson County. Aging out of foster care and an unsupported teen pregnancy are a fast track to poverty. The Mayor noted he would love to partner on these initiatives.

Commissioner Frey noted that he was an attorney in western Kansas before coming here. He started a halfway house with the Sheriff and Judge. It was successful and still exists 20 years later. Mayor Holland noted we are the second largest community in Kansas with people coming out of prison. The median housing price in Wyandotte County is \$67,000 and \$210,000 in Johnson County. There are houses in the community that no one should be living in. He indicated we have a number of good programs, but they are not to scale of what we need. Commissioner Frey clarified that he was speaking of a group home.

Commissioner Barber asked what would be the steps to have joint meetings to hash out our issues and develop joint projects. The Mayor noted that he and Chairman Watkins can work out an agenda. Typically special sessions are on Thursday evenings from 5p.m.-7p.m. He indicated we could also designate another night and spend a couple of hours meeting. The Mayor stated it could be a public meeting at his office. The Chairman expressed that he would work with the Mayor on setting the date and time for the meeting.

Chairman Watkins thanked the Mayor for his participation in today's meeting. He acknowledged that Vice-Chairman Banks extended the invitation to the Mayor.

Oath of Office

Judge Courtney Mikesic introduced herself as a District Court Judge in Wyandotte County. She bought a Bible from the law library of the Wyandotte County Court house, and with Rachel Jefferson's consent, she used the Bible to administer the oath of office.

New Business Discussion Items

Resolution No. 3342, recognizing Deputy Chief Tyrone Garner for his valuable service to the Housing Authority of the City of Kansas City, Kansas, was introduced.

Chairman Watkins moved Resolution No. 3342 up on the agenda to recognize Deputy Chief Tyrone Garner for his service to the Housing Authority. He then read Resolution No. 3342 in its entirety.

Commissioner Rhodes made the motion to approve Resolution No. 3342. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Frey, Jefferson, Rhodes, Sykes, Warner, Watkins, Wilson

NAYS: None

ABSENT: McDonald

ABSTAIN: None

Motion carried.

RESOLUTION 3342—RECOGNIZING DEPUTY CHIEF TYRONE GARNER FOR HIS VALUABLE SERVICE TO THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS.

Deputy Chief Tyrone Garner was presented with a token of appreciation. *The audience applauded.* He thanked the Board and noted his pleasure in working with them. Mr. Garner stated that he was handing the baton to Ms. Jefferson and that she would do a great job. He expressed that while he was leaving the board; he would still be active in the community and was available, if needed. (Commissioner Jefferson leaves.)

Chairman Watkins asked for approval of the minutes. Vice-Chairman Banks made a motion to approve the minutes of June 15, 2017. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Frey, Rhodes, Sykes, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jefferson, McDonald

ABSTAIN: None

Motion carried.

Executive Director's Report

- Mr. Scott referred the Board to page 9 of the board packet. He noted that the Housing Authority staff and Chairman Watkins toured commercial

- properties. Mark Long and Nick Suarez hosted the tour as representatives of Newmark Grubb Zimmer. A follow-up meeting was held to discuss which properties to look at further and which to exclude. Mr. Scott noted that he would keep the Board informed.
- On June 9, 2017 staff met with Commissioner Rhodes and Denise Newton both of US Bank regarding the possibility of offering financial literacy/wellness initiatives to public housing residents and homeownership education for Section 8 residents. Both programs will be presented this fall, with US Bank approving the flyer, before finalizing the program.
 - On June 19, 2017 a meeting was held with Kelly Schneider, Executive Director and Emily McGrew of Workforce Partnership to develop a partnership. We are looking at a partnership involving employment and training with the Section 3 program. This partnership will enhance opportunities for participants of the Section 3 program.
 - Gregg Gibson retired after 27 years of service. Benice Meeks is Director of Finance as of July 3, 2017. *The audience applauded.*
 - The following pages are the supporting documents and Mr. Scott entertained questions from the board.

Vice-Chairman Banks asked for clarification on Bailey Industrial Cleaning and Donisha Henderson listed on page 13 of the board packet. Mr. Glavin noted Bailey is our grass cutting service at the scattered sites and this payment represents several invoices. Mr. Scott further explained that this was a bulk invoice that was submitted at one time. Mr. Glavin noted that Donisha Henderson was also a grass cutting service.

Committee Reports

Personnel

Vice-Chairman Banks indicated there was no report.

Finance

Commissioner Rhodes indicated they did not meet.

Bylaws

Chairman Watkins noted this report would be saved until later in the agenda and presented under Resolution No. 3343.

Resident Participation

Commissioner Wilson noted that the United Residents Council met on June 30, 2017. Ms. Mays and Commissioner Sykes were present at the meeting. A mission statement was adopted. Mr. Dale Peterson, Glanville Towers' resident and himself met concerning carpet stretching. Glanville Towers is a senior residence and the tenants felt it was unfair to ask them to move furniture in order to stretch the carpet. Ms. Linnell made a suggestion to form a team to help the residents move the furniture. Commissioner Wilson was part of the team and they moved furniture in four units. He thanked Ms. Linnell for her suggestion. Residents questioned why they would be fined \$100 if they did not move the furniture, so they came up with the solution of working together to move the furniture. Mr. Scott noted it was a tripping hazard if the carpet was not stretched and it was good that they were able to work together to move the furniture. Vice-Chairman Banks noted this could have been fatal if someone were to fall. He suggested that we solicit information on problems from the residents and be preventative in taking care of these things. Commissioner Wilson noted that this takes place during housing inspections. Commissioner Barber requested the board hear about difficulties that the residents are encountering and how responsive the agency has been. Mr. Scott noted that he has discussed this with Commissioner Wilson and that Commissioner Wilson would be the liaison with the tenants and the board.

Development

Chairman Watkins noted that Mr. Scott went over the Development committee's review of commercial properties during the Executive Director's report.

Minority Participation

Chairman Watkins noted this would be addressed under Resolution No. 3343.

The following committees did not provide a report: Finance and Personnel.

Chairman Watkins explained that No. VI is new on the agenda. This was something that he and Mr. Scott discussed and he is excited to bring this to the board as a point of transparency. The Chairman expressed that we need to provide a time; not just for residents, but also community members, to give comments during the board meeting. The comment period would be structured and there would be specific guidelines. He asked was there anyone from the

public wanting to talk today. *There were none.* Mr. Scott noted this would be an arena for individuals to speak before a vote is taken on agenda items. Mr. Scott agreed this would assist the agency in being more transparent and the Chair was very receptive to adding this to the agenda. Vice-Chairman Banks noted that this happens on the agenda of other commission meetings and generally people get on the agenda by calling ahead so we could adjust our agenda, if need be. He asked was this considered and would there be some deadline for them to call to be placed on the agenda. Mr. Scott noted it was not structured as such, due to the possibility of individuals coming that day and wanting to be on the agenda. He noted we could certainly add something, but it was not structured that way as individuals may want to participate who may not have called ahead. Vice-Chairman Banks noted that if someone comes with an incendiary item, we need to be able to discuss the merits of placing this on the agenda. He noted that the board should be concerned about how this could affect its agenda. Commissioner Warner noted that the community college has a forum where the people bring their concerns at the beginning of the meeting. The conversation does not go back and forth, as there are other mechanisms for discussions. The board takes those comments and works on them after the meeting. Chairman Watkins noted that we can work on this as we are working on policies and procedures for the board. Mr. Scott noted it can be structured prior to the meeting. Vice-Chairman Banks added that some things may need to be discussed outside of the board meeting. Commissioner Warner agreed as some matters could be related to personnel matters and should not be discussed in an open meeting.

New Business Discussion Items (continued)

Ms. Linnell noted that the board has a timeline for the smoking ban which began July 1, 2017. The timeline has been shared at one of the council meetings. She shared that we are partnering with the Health Department. She introduced Rebecca Garza, with the Health Department. Ms. Garza provided handouts. She is the Tobacco-free Coordinator with the Wyandotte County Health Department. She explained that there is a community health coalition working on smoking cessation in this community. She expressed excitement about working with Ms. Linnell and Ms. Stroud. There is a 25 per cent smoking rate in Kansas City, Kansas; an 18 per cent smoking rate in the state of Kansas and 12 per cent smoking rate in Johnson County. Smoking is a huge cause of our health disparities. Tobacco is the number one cause of preventable death and disease. She advised that more woman in America die from lung cancer than breast cancer. She noted that educational materials and programming are included in the handouts. The Health Department offers a program where parents will receive free diapers if they can stay smoke-free for one year after the baby is born. This is a \$600 value. The Health Department is prepared to do home

visits with public housing families. She noted that we are applying for a joint grant similar to do what Kansas City, Missouri did. Part of the grant will pay a stipend to a resident advocate on each property. They are hoping to get free nicotine replacement therapy. Only 3 per cent use this method in Kansas. They will provide free signage to support the Housing Authority in communicating this message. A meeting will be held the end of August to further discuss this partnership. Chairman Watkins noted that Ms. Linnell or Mr. Scott would be able to answer questions that board members may have at a later time.

Chairman Watkins noted that Resolution No. 3342 was already approved. The meeting was then turned over to Mr. Scott.

Resolution No. 3343, amending the Bylaws of the Housing Authority of the City of Kansas City, Kansas.

Mr. Scott referred the board to page 27 of the board packet. He explained there have been lengthy discussions regarding the bylaws and the Bylaws Committee is currently working on the policies and procedures. He then walked the board through the changes as outlined in the memorandum on pages 27 and 28 of the board packet. Chairman Watkins thanked Commissioner Barber and the Bylaws Committee for their work on updating the bylaws and continuing to work on policies and procedures. Commissioner Barber did not have anything to add at this time. Vice-Chairman Banks asked where minority participation would be included. Chairman Watkins noted minority participation would be included with the Inclusion and Public Information committee. The roles and responsibilities are to be defined later. Chairman Watkins explained that he has been reluctant to appoint committee members until we have worked through some of these questions. The Chair anticipates making committee appointments within the next month and one of their first duties will be to come with up roles and responsibilities of each committee.

Vice-Chairman Banks had concerns where it reads, *board members may serve after they are qualified*. He was referring to page 31, Section 7 under vacancies. Mr. Scott noted this was under the old policy and nothing was added. He noted this could be clarified while we are in the midst of making these changes. Commissioner Warner noted this was old school language in Sections 6 and 7. Commissioner Barber noted where this could be confusing and suggested it would be an easy change to make. Chairman Watkins asked if there was a vote for this. Vice-Chairman Banks suggesting striking it and there was a consensus to strike the language from Section 6 and 7. For clarification, Chairman Watkins

stated the amendments to Resolution No. 3343 are as follows: 1) Article V, Section 4, add language that changes *at least three to no more than three* and 2) Article II, Sections 6 and 7, strike the language regarding qualifications.

Vice-Chairman Banks made the motion to approve Resolution No. 3343 as amended. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Frey, Rhodes, Sykes, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jefferson, McDonald

ABSTAIN: None

Motion carried.

RESOLUTION 3343—AMENDING THE BYLAWS OF THE HOUSING AUTHORITY OF THE CITY OF KANSAS CITY, KANSAS.

Vice-Chairman Banks made a motion to adjourn. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Biscanin, Breitenstein, Frey, Rhodes, Sykes, Warner, Watkins, Wilson

NAYS: None

ABSENT: Jefferson, McDonald

ABSTAIN: None

Motion carried.

Matt Watkins, Chairman

Milton Scott, Executive Director