

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
8:30 a.m. May 4, 2023

**STAFF PRESENT:** Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Latina Jackson, Philisa Smith, Sal Issaka, Jennifer Dexter

*The meeting was called to order at 8:32 a.m.*

**1. ANNOUNCEMENT OF OPEN MEETINGS ACT:**

The meeting falls under the Open Meetings Act and copies of the law are available.

**2. ROLL CALL:** Commissioners Present:

David Levy, Chair  
Joel Dougherty, Vice Chair  
Danielle Goodwin  
Cammy Watkins  
Jennifer Taylor  
Tony Veland  
Christine Johnson

Commissioners Absent:

**3. PUBLIC COMMENTS:**

Chair Levy questioned if there were any public comments. No public comments were received.

**4. REPORT OF THE CHIEF EXECUTIVE OFFICER**

Ms. Poore presented her CEO report by discussing the HCV Department voucher utilization, emergency housing vouchers, and the SEMAP score. Ms. Poore explained staff efforts to improve voucher utilization.

**5. ACTION ITEMS**

**5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION**

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

**5.1.1. Minutes of Previous Regular Board Meeting (04/06/2023)**

**5.1.2. Development/External Affairs/Public Relations Committee Resolutions**

**5.1.2.1. Resolution 2023-51 Renewal of Designated Housing Plan**

**MOTION** by Commissioner Taylor, seconded by Commissioner Watkins, to approve the Consent Agenda.

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye

Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

## **5.2. ADDITIONAL ITEMS FOR CONSIDERATION**

Chair Levy turned the meeting over to Vice Chair Dougherty to discuss Resolution 2023-50, noting that Edgemark is a client of his law firm. Vice Chair Dougherty asked Mr. Hansen to discuss this resolution.

### **5.2.1. Resolution 2023-50 Issuance of Bonds, Edgemark Development**

Mr. Hansen explained this resolution is for the issuance of bonds up to 12 million dollars to finance a portion of the costs of the acquisition and rehabilitation of two separate multifamily housing developments. Revenue generated from the fees is not restricted.

**MOTION** by Commissioner Watkins, seconded by Commissioner Taylor, to approve Resolution 2023-50 Issuance of Bonds, Edgemark Development

Motion passed. Aye-6, Abstain-1 Nay-0

Commissioner Levy – Abstain  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

### **5.2.2. Resolution 2023-52 Five Year Capital Fund Plan Amendment**

Ms. Holston explained this resolution is to approve amendments to the Capital Funds 5-Year Plan. The primary reason for amendment is to include plans for possible RAD conversion of additional specific properties.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2023-52 Five Year Capital Fund Plan Amendment

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

### **5.2.3. Resolution 2023-53 Roof Replacement (Alamo & Scattered Site)**

Ms. Holston explained this resolution is to approve a contract with Jensen Enterprises to replace the roof at Alamo and roofs, gutters, and downspouts at three scattered site southeast properties.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2023-53 Roof Replacement (Alamo & Scattered Site).

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

**5.2.4. Resolution 2023-54 OHA Past Due Write Offs**

Ms. Holston explained that the write off amount is a bit higher than usual, primarily because no write offs were done the last few months.

**MOTION** by Commissioner Watkins, seconded by Commissioner Goodwin, to approve Resolution 2023-54 OHA Past Due Write Offs

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

**5.2.5. Resolution 2023-55 Authorization to Execute Agreement between OHA & City, HOME Funds**

Ms. Poore explained this resolution is to approve a contract with the City of Omaha relating to the HOME Partnerships Program. Ms. Poore explained that OHA has administered the HOME Rental Assistance Program for several years.

**MOTION** by Commissioner Johnson, seconded by Commissioner Watkins, to approve Resolution 2023-55 Authorization to Execute Agreement between OHA & City, HOME Funds

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

**5.2.6. Resolution 2023-56 Authorization to Execute FY 2022 Choice Neighborhoods Supplemental Grant**

Ms. Poore stated that this resolution is to authorize the signing of the Grant Agreement and HUD form-1044. Discussion ensued regarding inflation and cost of services.

**MOTION** by Commissioner Veland, seconded by Commissioner Goodwin, to approve Resolution 2023-56 Authorization to Execute FY 2022 Choice Neighborhoods Supplemental Grant

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

**5.2.7. Resolution 2023-57 Authorization to Execute YARDI Contract**

This resolution is to authorize the execution of a five-year contract for the YARDI Annual Software License. Ms. Poore explained this software is utilized for property management.

**MOTION** by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2023-57 Authorization to Execute YARDI Contract.

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Veland – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

**6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):**

Staff provided their written reports and welcomed questions. Mr. Hatfield provided a brief financial review and discussed process changes.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

**7. NEW BUSINESS:**

There was no new business.

**8. EXECUTIVE SESSION:**

There was no need for an executive session.

**9. ADJOURNMENT:**

**MOTION** by Commissioner Watkins seconded by Commissioner Johnson to adjourn the meeting at 9:29 a.m.

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

Commissioner Veland – Aye

Commissioner Dougherty – Aye

Commissioner Johnson – Aye