

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. June 1, 2023

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

The meeting was called to order at 8:31 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:

Joel Dougherty, Vice Chair
Danielle Goodwin
Cammy Watkins
Jennifer Taylor
Christine Johnson

Commissioners Absent:

Tony Veland
David Levy, Chair

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 action plan, emergency housing vouchers. Ms. Poore discussed the CODE DEI assessment and next steps to create a DEI plan.

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 (05/04/2023)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2023-59 Renewal, Lead Based Paint Consulting
- 5.1.2.2. Resolution 2023-60 Elevator Inspection and Maintenance Services
- 5.1.2.3. Resolution 2023-61 Pine Tower Water Heater Replacement Revision
- 5.1.2.4. Resolution 2023-62 Four Cargo Vans Purchase
- 5.1.2.5. Resolution 2023-63 Park Villa General Contractor
- 5.1.2.6. Resolution 2023-64 Underwood Fire Alarm Panel
- 5.1.2.7. Resolution 2023-65 Crown Tower Parking Lot Repairs
- 5.1.2.8. Resolution 2023-67 ACOP Revisions

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.3.1. Resolution 2023-68 Residential Real Estate Agent
- 5.1.3.2. Resolution 2023-69 Authorization to Execute Contract with City of Omaha to Demolish East Spencer Homes

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

Motion passed. Aye-5, Nay-0

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

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-58 OHA Past Due Write Offs

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to approve Resolution 2023-58 OHA Past Due Write Offs.

Motion passed. Aye-5, Nay-0

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

5.2.2. Resolution 2023-66 Public Housing Lease Revisions

Ms. Holston explained that the OHA public housing lease had not been revised for quite a while. These changes ensure that both policy and regulations align. Ms. Holston discussed the process by which staff notified residents and provided an opportunity to comment on the changes. After proposed changes have been incorporated into the lease and approved by the board, each family must be notified at least 60 days in advance of the effective date of the new lease or lease revision.

MOTION by Commissioner Johnson, seconded by Commissioner Goodwin, to approve Resolution 2023-66 Public Housing Lease Revisions

Motion passed. Aye-5, Nay-0

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

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

Staff provided their written reports and provided the below comments.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**

- Ms. Holston discussed successes with occupancy efforts at Jackson Tower
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
 - Mr. Hatfield discussed YTD financials.
- **Development**
 - Ms. Poore discussed the redevelopment of Southside Terrace and the next phase which will occur off site.
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
 - Mr. Issaka discussed his department's participation in the Global Youth Summit.
- **Legal**

7. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to move into Executive Session for legal matters at 9:13 a.m.

Motion passed. Aye-5, Nay-0

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

8. EXECUTIVE SESSION:

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to move out of Executive Session at 9:34 a.m.

Motion passed. Aye-5, Nay-0

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

9. ADJOURNMENT:

MOTION by Commissioner Watkins seconded by Commissioner Johnson to adjourn the meeting at 9:34 a.m.

Motion passed. Aye-5, Nay-0

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