

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. August 3, 2023

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

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:

David Levy, Chair
Joel Dougherty, Vice Chair
Danielle Goodwin
Jennifer Taylor
Tony Veland

Commissioners Absent:

Christine Johnson
Cammy Watkins

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 began her CEO report by congratulating OHA's Director of Operations, Jody Holston, on being selected to join the 46th class of Leadership Omaha. Ms. Poore mentioned OHA's participation in the Native Omaha Days parade and provided an in-depth overview of OHA's development projects.

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 (07/06/2023)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2023-81 OHA Past Due Write Offs
- 5.1.2.2. Resolution 2023-82 Spencer 57 Window Replacement
- 5.1.2.3. Resolution 2023-83 Construction Contractor Services Pool
- 5.1.2.4. Resolution 2023-84 Security Services
- 5.1.2.5. Resolution 2023-85 Hazardous Materials Abatement Renewal
- 5.1.2.6. Resolution 2023-86 Jackson Tower Transformer

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2023-87 Sell Vacant Lots

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve the Consent Agenda.

Motion passed. Aye-5, Nay-0

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

Commissioner Dougherty – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023- 88 Move September 2023 Board Meeting

MOTION by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2023-88 Move September 2023 Board Meeting

Motion passed. Aye-5, Nay-0

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

Commissioner Dougherty – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

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

Staff provided their written reports.

- **Housing Choice Voucher Program** – Ms. Poore discussed the opening of the HCV waitlist.
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials** – Mr. Hatfield discussed the agency’s June financial statements.
- **Development (Executive Session)**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

7. NEW BUSINESS:

There was no new business.

8. EXECUTIVE SESSION:

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to move into executive session for personnel matters at 9:05 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Taylor – Aye

Commissioner Goodwin – Aye
Commissioner Dougherty – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye

MOTION by Commissioner Taylor, seconded by Commissioner Dougherty, to move out of executive session at 9:36 a.m.

Motion passed. Aye-5, Nay-0

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

9. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Veland to adjourn the meeting at 9:36 a.m.

Motion passed. Aye-5, Nay-0

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