

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. October 05, 2023

STAFF PRESENT: Gary Hatfield, Brian Hansen, Michelle Therkildsen, Jody Holston, Sal Issaka, Lindsey Anderson, Philisa Smith, Latina Jackson

The meeting was called to order at 8:33 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
Tony Veland
Christine Johnson
Cammy Watkins

Commissioners Absent:

Jennifer Taylor

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. Erin Feichtinger discussed OHA evictions and provided the board and staff with materials to review. Ms. Feichtinger also discussed late fees and community resources.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Poore discussed 2024 budget preparations and noted that staff are also working on the audit.

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 (08/29/2023)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2023-96 OHA Past Due Write Offs
- 5.1.2.2. Resolution 2023-97 Trash Removal, Renewal
- 5.1.2.3. Resolution 2023-98 Snow and Ice Removal, Renewal
- 5.1.2.4. Resolution 2023-99 Hazardous Materials Consulting, Renewal
- 5.1.2.5. Resolution 2023-100 Insurance Broker, Renewal
- 5.1.2.6. Resolution 2023-101 Group Health Insurance and Other Employee Benefits, Renewal

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.3.1. Resolution 2023-102 Predevelopment Loan for Kennedy Square West
- 5.1.3.2. Resolution 2023-103 OHA's 2024 Annual Plan

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve the Consent Agenda.
Motion passed. Aye-6, Nay-0

Commissioner Dougherty – Aye

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

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-104 Move December 2023 & January 2024; Cancel February 2024 Board Meetings

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to approve Resolution 2023-104 Move December 2023 & January 2024; Cancel February 2024 Board Meetings

Motion passed. Aye-6, Nay-0

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

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

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
 - Mr. Hatfield provided a brief overview of the agency financials.
- **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:

Mr. Hansen stated there was no need for an executive session.

9. ADJOURNMENT:

MOTION by Commissioner Goodwin seconded by Commissioner Watkins to adjourn the meeting at 9:11 a.m.

Motion passed. Aye-6, Nay-0

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