



AGENDA

HOUSING AUTHORITY OF THE CITY OF OMAHA REGULAR MEETING OF THE BOARD OF COMMISSIONERS

January 25, 2024 | 8:30 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT

2. ROLL CALL

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

3. PUBLIC COMMENTS

Note: This portion of the agenda is not intended for debate or discussion with the Commissioners or staff. A person shall not be allowed to address the Commissioners during the meeting unless it pertains to a business item that is on the agenda. If you have questions or would like to bring a matter to the Commissioners attention, please contact the Executive Office of the Omaha Housing Authority at mtherkildsen@ohauthority.org. For matters that are properly on the agenda, the board meeting rules are set forth at the back of the board room.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

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 (12/21/2023)

5.1.2. Minutes of Previous Annual Board Meeting (12/21/2023)

5.1.3. Finance/Procurement/Operations Committee Resolutions

- 5.1.3.1. Resolution 2024-01 OHA Past Due Write-offs
- 5.1.3.2. Resolution 2024-02 Legal Services, Affordable Housing Development, Reno & Cavanaugh, Renewal
- 5.1.3.3. Resolution 2024-05 Commercial Real Estate Broker, Lund Company, Renewal
- 5.1.3.4. Resolution 2024-06 Human Resources Services, HR Systems, Renewal
- 5.1.3.5. Resolution 2024-07 Terracon Contract Increase
- 5.1.3.6. Resolution 2024-08 Spencer Window Extension

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2024-03 Legal Services, General Litigation, Baird Holm, Renewal
- 5.2.2. Resolution 2024-04 Legal Services, Labor Relation, Baird Holm, Renewal
- 5.2.3. Resolution 2024-09 Audit for FY 2022
- 5.2.4. Resolution 2024-10 Contract with AFSCME Local 251
- 5.2.5. Resolution 2024-11 Reappoint Tony Veland to Housing in Omaha, Inc.

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary)

- **Housing Choice Voucher Program** – Philisa Smith
- **Asset Management (Public Housing)** – Jody Holston
- **Housing in Omaha, Inc.** – Brian Hansen
- **River City Housing Connections** – Brian Hansen
- **Compliance** – Susan Gilroy
- **Finance** – Gary Hatfield
- **Development** – Brian Hansen
- **Procurement/Contracting/Capital Budgets** – Brian Hansen; Jody Holston
- **Human Resources** – Latina Jackson
- **Family and Community Services** – Sal Issaka
- **Legal** – Brian Hansen

7. NEW BUSINESS

**8. EXECUTIVE SESSION FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS
(if necessary)**

9. ADJOURNMENT