

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
8:30 a.m. November 02, 2023

**STAFF PRESENT:** Joanie Poore, 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  
Cammy Watkins  
Jennifer Taylor

Commissioners Absent:

Christine Johnson

**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 discussed eviction data, rent collection, and both statutory and HUD regulations. Ms. Poore presented data compiled from a variety of landlords and discussed legal fees.

**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 (10/05/2023)**

**5.1.2. Finance/Procurement/Operations Committee Resolutions**

5.1.2.1. Resolution 2023-105 OHA Past Due Write-Offs

5.1.2.2. Resolution 2023-106 Residential HVAC Services, Renewal

5.1.2.3. Resolution 2023-107 Audit Services, Renewal

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

5.1.3.1. Resolution 2023-108 SST Disposition Application

5.1.3.2. Resolution 2023-109 Sale of Lots at 30th and Miami to 75 North

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

Motion passed. Aye-6, Nay-0

Commissioner Dougherty – Aye  
Commissioner Taylor – 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**
  - Ms. Jackson discussed open enrollment for staff.
- **Family and Community Services**
- **Legal**

**7. NEW BUSINESS:**

There was no new business.

**MOTION** by Commissioner Watkins, seconded by Commissioner Dougherty, to move into executive session for legal matters at 8:53 a.m.

Motion passed. Aye-6, Nay-0

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

**8. EXECUTIVE SESSION:**

**MOTION** by Commissioner Dougherty, seconded by Commissioner Watkins, to move out of executive session at 9:29 a.m.

Motion passed. Aye-6, Nay-0

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

Commissioner Watkins – Aye  
Commissioner Goodwin – Aye

**9. ADJOURNMENT:**

**MOTION** by Commissioner Dougherty seconded by Commissioner Watkins to adjourn the meeting at 9:30 a.m.

Motion passed. Aye-6, Nay-0

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