

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. December 21, 2023

STAFF PRESENT: Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Jody Holston, Philisa Smith, Latina Jackson

The meeting was called to order at 8:36 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
Tony Veland
Jennifer Taylor
Christine Johnson

Commissioners Absent:

Joel Dougherty, Vice Chair
Danielle Goodwin
Cammy Watkins

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments.

Cheryl Weston discussed demolition of Spencer East and a request from a nearby neighbor.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Poore discussed the demolition of Spencer East and the efforts made to keep the community informed.

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 (11/02/2023)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2023-111 OHA Past Due Write-Offs
- 5.1.2.2. Resolution 2023-113 Fire Safety & Suppression, Renewal
- 5.1.2.3. Resolution 2023-114 Commercial HVAC, Renewal
- 5.1.2.4. Resolution 2023-115 Resident Relocation Services, Renewal
- 5.1.2.5. Resolution 2023-116 Tradesman International Contract
- 5.1.2.6. Resolution 2023-117 Crown Tower Mold Contract Extension

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

Motion passed. Aye-4, Nay-0

Commissioner Johnson – Aye
Commissioner Taylor – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-110 Five-Year Action Plan

Ms. Holston presented the Five-Year Capital Funds Action Plan.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to approve Resolution 2023-110 Five-Year Action Plan

Motion passed. Aye-4, Nay-0

Commissioner Johson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

5.2.2. Resolution 2023-112 Agency Budget 2024

Ms. Poore presented the 2024 Agency Budget. Ms. Poore explained that overall, budget performance is expected to be more positive in 2024, noting that occupancy significantly improved. Repositioning will assist in achieving these budget projections.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2023-112 Agency Budget 2024

Motion passed. Aye-4, Nay-0

Commissioner Johson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

5.2.3. Resolution 2023-118 Reappointment of Tony Veland to HIO Board of Directors

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to layover Resolution 2023-118 Reappointment of Tony Veland to HIO Board of Directors until next month.

Motion passed. Aye-4, Nay-0

Commissioner Johson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

5.2.4. Resolution 2023-119 Auto Insurance, Renewal

Mr. Hansen explained that staff recommends the OHA Board of Commissioners approve renewal of an insurance policy with Travelers Insurance Company for one year of vehicle insurance covering all OHA and HIO vehicles.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2023-119 Auto Insurance, Renewal

Motion passed. Aye-4, Nay-0

Commissioner Johson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

5.2.5. Resolution 2023-120 Property & Liability Insurance, Renewal

Mr. Hansen explained that the staff recommends the board approve the renewal of OHA's policy with the Housing Authority Insurance Group (HAIG) for commercial property insurance covering all OHA properties. Staff also recommend the board approve a policy renewal with HAIG for commercial liability insurance covering all OHA properties.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2023-120 Property & Liability Insurance, Renewal

Motion passed. Aye-4, Nay-0

Commissioner Johnson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

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

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

7. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to move into executive session for legal and real estate matters at 9:11 a.m.

Motion passed. Aye-4, Nay-0

Commissioner Johnson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to move out of executive session at 9:49 a.m.

Motion passed. Aye-4, Nay-0

Commissioner Johnson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

9. ADJOURNMENT:

MOTION by Commissioner Johnson seconded by Commissioner Taylor to adjourn the meeting at 9:49 a.m.

Motion passed. Aye-4, Nay-0

Commissioner Johnson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye