

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. January 25, 2024

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

The meeting was called to order at 8:32 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:

Joel Dougherty, Vice Chair
Tony Veland
Cammy Watkins
Jennifer Taylor
Christine Johnson

Commissioners Absent:

David Levy, Chair
Danielle Goodwin

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 the 2022 audit, as well as the progress at Spencer East. Ms. Poore discussed heat and water issues caused by the extreme cold temperatures and expressed her gratitude to Ms. Holston and her public housing team.

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

MOTION by Commissioner Johson, seconded by Commissioner Taylor, to approve the Consent Agenda.

Motion passed. Aye-5, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2024-03 Legal Services, General Litigation, Baird Holm, Renewal

Mr. Hansen explained this is a contract renewal for general litigation legal services.

MOTION by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2024-03 Legal Services, General Litigation, Baird Holm, Renewal

Motion passed. Aye-5, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye

5.2.2. Resolution 2024-04 Legal Services, Labor Relation, Baird Holm, Renewal

MOTION by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2024-04 Legal Services, Labor Relation, Baird Holm, Renewal

Motion passed. Aye-5, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye

5.2.3. Resolution 2024-09 Audit for FY 2022

Mr. Rich Larsen, with Novogradac, presented and explained the Audit Report. Mr. Larsen discussed internal controls, and extended gratitude towards the Omaha Housing Authority finance department.

MOTION by Commissioner Watkins, seconded by Commissioner Johnson to approve Resolution 2024-09 Audit for FY 2022

Motion passed. Aye-5, Nay-0

Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Johnson – Aye
Commissioner Veland – Aye
Commissioner Watkins – Aye

5.2.4. Resolution 2024-10 Contract with AFSCME Local 251

Mr. Hansen asked that commissioners wait to vote on this resolution until after Executive Session.

5.2.5. Resolution 2024-11 Reappoint Tony Veland to Housing in Omaha, Inc.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor to approve Resolution 2024-11 Reappoint Tony Veland to Housng in Omaha, Inc.

Motion passed. Aye-5, Nay-0

Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Johnson – Aye
Commissioner Veland – Aye
Commissioner Watkins – 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 Johnson, seconded by Commissioner Taylor, to move into executive session for litigation/personnel matters at 9:03 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Johnson – Aye
Commissioner Veland – Aye
Commissioner Watkins – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to move out of executive session at 9:38 a.m.

Motion passed. Aye-5, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye

MOTION by Commissioner Watkins, seconded by Commissioner Johnson, to approve Resolution 2024-10 Contract with AFSCME Local 251

Motion passed. Aye-5, Nay-0

- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye

9. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Watkins to adjourn the meeting at 9:39 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