

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. February 29, 2024

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

The meeting was called to order at 8:30 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
Danielle Goodwin
Jennifer Taylor
Cammy Watkins

Commissioners Absent:

Christine Johnson
David Levy, Chair

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. Gayla Chambers discussed her upbringing in Spencer Homes and her purchase of the OHA Gateway Building. Gayla expressed her desire for children to know what she has accomplished.

4. ACTION ITEMS:

4.1. Resolution 2024-12 Section 8 Management Assessment Program (SEMAP) Certification Form

Ms. Smith presented the SEMAP and explained the evaluation process. Ms. Smith explained that OHA is required to submit the HUD required SEMAP Certification form within 60 calendar days of the end of the fiscal year. Ms. Smith noted that OHA received 95 points out of 135 points. Discussion ensued regarding the Landlord Liaison position. Ms. Smith explained that staff are working to complete more outreach to area landlords.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2024-12 Section 8 Management Assessment Program (SEMAP) Certification Form

Motion passed. Aye-5, Nay-0

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

4.2. Resolution 2024-13 HOME Program TBRA Agreement with City of Omaha

Ms. Smith explained this resolution is for OHA to administer the HOME Rental Assistance Program for the City of Omaha.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2024-13 HOME Program TBRA Agreement with City of Omaha

Motion passed. Aye-5, Nay-0

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

4.3. Resolution 2024-14 Workers Compensation Insurance

OHA staff noted this resolution is a contract renewal for workers compensation insurance and the 2024-2025 rate is a 2% decrease over the 2023 rate.

MOTION by Commissioner Goodwin, seconded by Commissioner Veland, to approve Resolution 2024-14 Workers Compensation Insurance

Motion passed. Aye-5, Nay-0

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

4.4. Resolution 2024-15 Master Developer Agreement Brinshore

MOTION by Commissioner Watkins, seconded by Commissioner Goodwin, to lay over Resolution 2024-15 Master Developer Agreement Brinshore

Motion passed. Aye-4, Abstain-1, Nay-0

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

4.5. Resolution 2024-16 Reappoint David Levy to HIO Board of Directors

MOTION by Commissioner Goodwin, seconded by Commissioner Veland, to approve Resolution 2024-16 Reappoint David Levy to HIO Board of Directors

Motion passed. Aye-5, Nay-0

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

4.6. Resolution 2024-17 Reappoint Matthew Cavanaugh to HIO Board of Directors

MOTION by Commissioner Goodwin, seconded by Commissioner Veland, to approve Resolution 2024-17 Reappoint Matthew Cavanaugh to HIO Board of Directors

Motion passed. Aye-5, Nay-0

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

4.7. Resolution 2024-18 Move July 4, 2024 Board Meeting to July 9, 2024

MOTION by Commissioner Goodwin, seconded by Commissioner Veland, to approve Resolution 2024-18 Move July 4, 2024 Board Meeting to July 9, 2024

Motion passed. Aye-5, Nay-0

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

4.8. Resolution 2024-19 E-Signature Services, Docusign

MOTION by Commissioner Veland, seconded by Commissioner Watkins, to approve Resolution 2024-19 E-Signature Services, Docusign

Motion passed. Aye-5, Nay-0

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

4.9. Resolution 2024-20 Plumbing and Drain Clearing Services Pool of Vendors

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2024-20 Plumbing and Drain Clearing Services Pool of Vendors

Motion passed. Aye-5, Nay-0

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

4.10. Resolution 2024-21 Paint Services Pool of Vendors

Vice Chair Dougherty questioned if staff have been satisfied with the performance of the paint vendors. Staff responded that they are. Discussion ensued regarding MBE/WBE.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2024-21 Paint Services Pool of Vendors

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye

Commissioner Taylor – Aye
Commissioner Goodwin – Aye

4.11. Resolution 2024-22 IT Maintenance and Support, CMIT

Commissioner Dougherty questioned how many staff OHA has. Latina answered that OHA has 167 employees. Discussion ensued regarding IT staff members and the duties performed by CMIT.

MOTION by Commissioner Goodwin, seconded by Commissioner Veland, to approve Resolution 2024-22 IT Maintenance and Support, CMIT

Motion passed. Aye-5, Nay-0

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

4.12. Resolution 2024-23 OHA Past Due Write Offs

Staff noted the resolution had a typo, and that the amount should be corrected to \$37,799.82.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2024-23 OHA Past Due Write Offs provided the typo be corrected.

Motion passed. Aye-5, Nay-0

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

4.13. Resolution 2024-24 Vacant Property Security, DAWGS Inc

OHA staff explained that during the recent demolition process at Spencer Homes, OHA encountered many issues once the units were vacated and larger issues when the entire property was vacant. Despite numerous efforts, to include boarding up windows/doors, OHA staff drive-by assessments, as well as public safety patrols, there were numerous instances of breaking into units, damage done to the building structure, theft of materials and numerous public complaints of illegal illicit activity going on at this site. In an effort to combat encountering similar issues at Southside and Arbor Villa, OHA staff researched alternatives for property security and discovered DAWGS, Inc., a well-known supplier in the industry offering a solution.

Ms. Poore noted that Spencer East was fully demolished ahead of schedule. Discussion ensued regarding the steel window and door coverings that will be secured from inside the unit.

MOTION by Commissioner Watkins, seconded by Commissioner Taylor, to approve Resolution 2024-24 Vacant Property Security, DAWGS Inc

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye

Commissioner Taylor – Aye
Commissioner Goodwin – Aye

4.14. Resolution 2024-25 Dedication of 2865 Bristol to City of Omaha

Vice Chair Dougherty questioned the difference between dedication and a selling of a property. Commissioner Taylor answered that when a property is dedicated it is held in a trust as public right-of-way.

MOTION by Commissioner Watkins, seconded by Commissioner Taylor, to approve Resolution 2024-25 Dedication of 2865 Bristol to City of Omaha

Motion passed. Aye-5, Nay-0

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

5. DEPARTMENT REPORTS/DISCUSSION ITEMS:

Ms. Poore introduced Neal Greenberg as OHA’s interim CFO. Commissioner Taylor questioned the plan for the future CFO position. Ms. Poore explained that interviews are in progress and that Mr. Greenberg has already implemented some positive changes in the finance department.

Ms. Poore discussed OHA’s response to local media coverage. Ms. Poore explained that staff and council members had walked through Underwood Tower and met with the Mayor.

Discussion ensued regarding work orders, pest control, and tenant housekeeping issues.

- **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 – Neal Greenberg; Joanie Poore**
- **Development – Brian Hansen**
- **Procurement/Contracting/Capital Budgets – Brian Hansen; Jody Holston**
- **Human Resources – Latina Jackson**
- **Family and Community Services – Sal Issaka**
- **Legal – Brian Hansen**

6. ADJOURNMENT:

MOTION by Commissioner Watkins, seconded by Commissioner Taylor, to adjourn the meeting at 9:45 a.m.

Motion passed. Aye-5, Nay-0

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