

HADCO
Board Meeting Minutes
April 27, 2023

PLACE: Myers Center

TIME: 12:30 PM

ATTENDEES: Jeff Cooley, Chris Spens, Mike Baker, Jerry Griese, and Donna Bosier via phone.

READING & APPROVAL OF MEETING MINUTES:

Commissioner Spens motioned to approve March 23, 2023, Board meeting minutes, Commissioner Griese seconded. All in favor; motion passed.

REPORT OF THE SECRETARY:

Mrs. Kohler provided operating statements for March 2023. March is the last month of the fiscal year. Both public housing projects show higher balances than they have in the past. HUD suggested that these programs start building up at least a three-month reserve. The Section 8 program is in deficit of about \$116,000. This is standard based on look-back periods for allocating funding. Do not expect to stay deficit.

IT is working on a port forwarding issue which is preventing emails from routing to board members. Mrs. Kohler forwarded emails directed to the board from a tenant. The management staff is actively addressing this tenant's requests. The tenant threatened litigation and those messages were forwarded to legal counsel. Mrs. Kohler will alert the board about any developments in this situation. Regarding the photos sent by the tenant, they did not pertain to the complaint he was filing.

Mrs. Kohler reported that backlogs in program operations and project planning will be resolved soon due to recent additions of staff. She had no other program concerns or updates to report.

PUBLIC COMMENT: None

BILLS, BOARD COMMUNICATIONS AND DISCUSSION ON PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

Annual planning session: As this is a new fiscal year, the first order of business is to elect a new board chair and vice-chair. Commissioner Baker motioned to keep Jeff Cooley in the position of Chair and Jerry Griese in the position of Vice-chair. Commissioner Spens provided a second. All in favor; motion passed.

One-year goals for HADCO: the goals are similar to those of the past few years. Goals are to expand Diversity, Equity, and Inclusion in the organization and conversion of public housing.

HADCO has an established DEI committee which meets once per month. The committee is planning a DEI assembly with invitees from organizations around Douglas County.

The original application for conversion of public housing was rejected for not providing enough detail. Due to capacity challenges, Mrs. Kohler has not reapplied for these funds. This project will start moving forward again in the next week now that the capacity challenges have been mitigated. In this

program, current participants who are over housed will be moved to a more suitable unit. All affected tenants are aware of the upcoming program and their responsibilities when the time comes. These changes will take about a year to complete. During the transition, some redevelopment can take place. Major redevelopment projects could be planned after the transition.

Five-year goals for HADCO: Mrs. Kohler reengaged with an engineer on building feasibility for the land behind the Myers Center. The black mud may make building on the land impractical. The public housing conversion takes priority. Discussion was had on development options regarding the Myers Center and immediate surroundings.

Discussion was had on potential new housing development on VA grounds and if it will impact HADCO. The impact is undetermined at this time.

ADJOURNED: 1:00 PM