

GARNETT HOUSING AUTHORITY

Garnett Housing Authority Board Meeting March 11, 2024 Garnett Housing Office @ 7pm.

CALL TO ORDER: Mike Burns @ 7:02pm.

BOARD MEMBERS PRESENT: Butch Rocker, Mike Norman, Casey Smith, and Mike Burns. Karlyn Hulett Housing Director and Angela Cowan Executive Assistant also attended the meeting.

BOARD MEMBERS ABSENT: Steve Spring

APPROVE MEETING MINUTES OF February 13, 2024: Motion to approve the minutes of February 13, 2024 by Mike Norman. Seconded by Casey Smith. All in favor (4-0) Opposed (0) Motion carried

MOTION TO PAY THE BILLS by Casey Smith. Seconded by Butch Rocker. All in favor (4-0) Opposed (0) Motion carried

REPORT OF THE EXECUTIVE DIRECTOR: Given by Karlyn Hulett

Karlyn stated we received quotes from three different elevator companies. They were all pretty comparable in price. All three do not include the electrical work. In the process of getting that from Matt Kelly in Uniontown. Otis Elevator will monitor it 24/7. MEI and TK Elevator do not offer this. Otis Elevator will attend a board meeting to explain the details and answer questions. Butch Rocker and Mike Burns mentioned having Garen Hunt with maintenance attend the board meeting as well due to his knowledge and experience with electrical. Parkside Place I will be the first one done. Downtime of the elevator was discussed. Karlyn stated that it will be approximately one month. All tenants in PS I are able bodied and can use the stairwell. The issues will be getting laundry and groceries carried down up and down the stairs.

Karlyn stated the re-evaluation for Parkside place II have been completed. On average tenants rent increased about \$30.00 a month. Parkside Place I re-evaluations start this week.

Karlyn stated the garden was tilled for those that want to garden this summer. Currently have 3 tenants interested. The water will not be turned on until we stay above freezing.

All of the fire alarms and extinguishers have been inspected. Parkside Place I had one bell that needs replaced. Waiting on the quote for that.

Karlyn stated she attended her training in Hutchinson. She will be working on updating several policies to meet the new HOTMA regulations.

Current number of vacancies as of March 11, 2024 are PS #1 – 9, PS #2 – 4, PPN – 0. We are currently working on 2 applications for Parkside Place I.

Board went into Executive Session for tenant discussion @ 7:27pm for 6 minutes. Board reconvened @ 7:33pm

Board reviewed and discussed financials.

Board members went into lengthy discussion about building for Park Plaza North. Casey Smith stated it's time to get our toes in the water and some more roofs. Mike Burns said there are lots here and there so there are multiple options. Karlyn stated we have the original plans. Mike Burns stated he wants those plans all out at the next Board meeting. Mike Norman and Casey Smith mentioned asking the current tenants at PPN what if anything would they change if they could. Mike Burns stated site plans are needed before the details of the structures are made. Mike burns stated that there is more money sitting here than we owe. Which, essentially means we are debt free. We have about \$500,000.00 and are gaining approximately \$14,000.00 each month for PPN. We are very safe. We need to take a look at what the future will look like here. I think the time is now. Mike Norman stated it needs to be done before interests rates get ridiculous. Mike stated after seeing where we are at with the housing study and the job here they have as the Housing Authority to provide affordable housing. Mike Burns stated he's about to dive in to some private investors in our community without the benefits as Housing Authority has. He has seen all the people on the waiting list and he wants to be transparent you guys knew when he came here a year ago we had housing issues and he wanted to address it in the community and Garnett Housing Authority. We have an obligation to address the housing needs. He will be doing it privately. Butch Rocker mentioned that there are a lot of houses being fixed up and will be available. He questioned if Garnett Housing should invest at this time. Casey Smith asked if they knew a landlord in town that provides utilities, cable and maintenance for free. Mike Burns answered no. Mike Burns stated he wants this put into the minutes. What they are doing privately they will probably attract some of the people on the current PPN waiting list. He doesn't want any conflict of interest statements being made. He came here a year ago and he pushed hard that we need to provide some new units. Mike Burns stated what they are looking at doing will not be 55 and older. It will be open to everyone. His suspicion is since he has already had people stop in and visit with him is that they are 55 years and older looking for an opportunity that is maintenance free, which is what they do. Karlyn stated that it is fine as long as he is not actively looking at those on the current PPN waiting list. It's considered a conflict of interest. That is per Terry Solander City Attorney. Mike Burns stated that he assures that any insight that he has he will not personally pursue them. Mike Burns stated he will be here on both sides. He thinks Garnett Housing Authority can build more affordably here than they can as a private investor. Casey Smith asked Mike Burns if he talked to City Manager Travis about where the interest is on the revenues for Garnett Housing Authority. Karlyn stated she discussed it with Travis and all of the City money goes into one account. Mike Norman mentioned several years ago Garnett Housing Authority about went completely under. At that time The City took over paying the bills and payroll and such things. Mike Burns discussed interest received from accounts and the possibility of paying for book keeping. Karlyn asked about if it could be an issue with City benefits. Mike Burns stated it won't be an issue because of it being City property. Casey all stated it shouldn't be an issue due to being owned by the City of Garnett. Mike Norman stated that there are a couple of city commissioners that are wanting the building to proceed as well. Mike Burns confirmed he spoke with one of them this evening. Karlyn provided the original plans for PPN for the Board to look over.

MOTION TO ADJOURN @ 8:00pm by Mike Norman. Seconded by Casey Smith. All in favor (4) Opposed (0) motion carried.

Minutes recorded by Angela Cowan Executive Assistant