**GARNETT HOUSING AUTHORITY**

**Garnett Housing Authority Board Meeting February 13, 2024, Garnett Housing Office @ 7pm.**

**CALL TO ORDER:** Steve Spring @ 7:00pm.

**BOARD MEMBERS PRESENT:** Steve Spring, Butch Rocker and Mike Norman. Karlyn Hulett Housing Director and Angela Cowan Executive Assistant also attended the meeting.

Citizens Stacy Smith and Addy Fudge were present.

**BOARD MEMBERS ABSENT:** Mike Burns and Casey Smith

**APPROVE MEETING MINUTES OF JANUARY 8, 2024:** Motion to approve the minutes of January 8, 2024 by Butch Rocker. Seconded by Mike Norman. All in favor (3-0) Opposed (0) Motion carried

**MOTION TO PAY THE BILLS** by Butch Rocker. Seconded by Mike Norman. All in favor (3-0) Opposed (0) Motion carried

**REPORT OF THE EXECUTIVE DIRECTOR:** Given by Karlyn Hulett

Karlyn stated she received notice from KHRC that Parkside Place I rent will change to $604.00 effective June 1, 2024. This is an increase of $29.00.

Karlyn stated she checked with some other providers for elevators. KC Lift doesn’t do commercial elevators. They recommended MEI which is our current provider. Their quote was $139,598.00. TK elevator out of Lenexa KS came and looked and gave a quote of about $300.00 less than MEI. Neither of them has electrical work included in the bid. In the process of getting a quote from Otis elevator. They monitor 24 hours a day, where the others do not. It will take about a month to complete an elevator. It will not be done this year because of the cost. The whole state of Kansas is not in compliance so there aren’t any deadlines for it to be completed yet.

Karlyn stated she looked on the Patterson foundation website and from what she could tell is you have to be a 501 C 3 organization to qualify of which we are not. Mike Norman suggested to look into the Community Foundation. Karlyn stated she will just as soon as the bid comes in from Otis Elevator. Then there will be a better idea of what the cost will be.

All Board Members received a copy of the 2022 audit. They are beginning to work on 2023.

Karlyn stated we are still working on Parkside Place II re-evaluations with gathering all necessary information. They have to be completed by the end of February for an effective date of April 1, 2024.

Karlyn stated she will be attending HOTMA training in Hutchinson KS on February 27th and February 28th

The office will be closed on February 19th for Presidents Day.

We are currently working on several applications for Parkside Place I and II.

Current number of vacancies as of February 12, 2024 are PS #1 – 9, PS #2 – 5, PPN – 0

Mike Norman asked who clears the snow off the drives down at PPN. Karlyn stated the City of Garnett does. Mike Norman mentioned that he received complaints that tenants weren’t able to get to the dumpsters. Karlyn stated she had already spoke with a tenant about it. It was overlooked and when it was noticed it had already iced over. It is the Parks Department that helps out with that and she will talk to them about it.

Board went into Executive Session for tenant discussion @ 7:17pm

Board reconvened @ 7:19pm

Board reviewed and discussed financials.

MOTION TO ADJOURN @ 7:21pm by Mike Norman. Seconded by Butch Rocker. All in favor (3) Opposed (0) motion carried.

Minutes recorded by Angela Cowan Executive Assistant