

GARNETT HOUSING AUTHORITY

Garnett Housing Authority Board Meeting October 9, 2023, Garnett Housing Office @ 7pm.

CALL TO ORDER: Steve Spring @ 7:02pm.

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

APPROVE MEETING MINUTES OF September 11, 2023 Motion to approve the minutes of September 11, 2023 by Betts Abraham. Seconded by Mike Burns. All in favor (5-0) Opposed (0) Motion carried

MOTION TO PAY THE BILLS by Betts Abraham. Seconded by Butch Rocker. All in favor (5-0) Opposed (0) Motion carried

REPORT OF THE EXECUTIVE DIRECTOR: Given by Karlyn Hulett

Karlyn stated the evaluation forms that were given to each board member at September meeting need to be completed and returned to Steve. They have to be turned into Travis Wilson by October 31, 2023.

Karlyn stated that a letter was received from the insurance company stating they are going to drop our insurance if the main electric panel isn't replaced in PS 2 in 30 days. We were given until October 25, 2023. We are in the process of having that done. The new one is here now and expected to be installed next week.

Karlyn stated that NISPIRE is a company that is contracted by HUD to come and do the inspections of the buildings. They are changing some of their guidelines. Each apartment will have to have 2 smoke detectors instead of just one. If there is any sign of an infestations of mice, bedbugs, etc., that will be a health and safety issue. Even if there are no signs of live bugs.

Following up with the survey results. Received a quote from a lady to clean the windows. She would charge \$2500.00 to power wash the windows in Parkside Place 2. Checked into renting a power washer and it's about \$35.00 a day. Casey mentioned one needs to be purchased. Butch agreed that maintenance could use one. Karlyn stated that due to being close to budget this year, one could be purchased the first of next year.

Karlyn stated that the roof on Parkside Place 1 is actually an asphalt roof instead of neoprene. There isn't enough pitch to do shingles. The company in Olathe came out and looked at it and is working up a quote to replace it. Mike asked to check on the price of metal panels as well as the shingles on Parkside 2. There is a 50 year warranty with the metal panels.

Karlyn stated that Mike asked for a follow up to where we are on future plans and projections to meet the needs identified by housing study and the wait list. Mike stated he was looking for Karlyn's thoughts as the head of the Housing Authority on what the board could do to meet the needs of the recent housing study. Karlyn stated it was her understanding that the study was for general housing. Garnett

Housing Authority is senior housing. There was a very lengthy discussion about the bonds. Mike stated that Travis Wilson, City Manager should attend the Garnett Housing Meetings so he could get an understanding of what was going on out here. Always before the City Manager would attend them. Mike stated he would reach out to the bonding company and get the current information for the bonds. Mike stated he was asked to come onto the Housing Board. Butch expressed concerns with the costs and with the timing for building more units. Mike stated he is looking for ways to help fund building new units. Mike stated that the board knew how Casey and he felt. If there isn't an appetite on the board for building until October 2028 then to let him know he will go another direction. Karlyn stated that the other 3 board members has agreed that yes there is an interest in building new units, however the funding needs to be figured out prior to any big decisions being made. Casey stated let's do some homework. Steve stated he appreciates the passion Mike and Casey have and what they are trying to do. He asked Mike to get Bond information for the board and they will all be able to take a look at what they can do. Betts stated they definitely need more information. Board members agreed to start there.

Current number of vacancies as of October 9, 2023 are PS #1 – 8, PS #2 – 5, PPN - 0

Board went into Executive Session for tenant discussion @ 7:55pm for 7 minutes.

Board reconvened @ 8:02pm

Steve asked the board members for the evaluations for Karlyn to be returned. Karlyn stated they have to be returned and into Travis by October 31, 2023.

Board reviewed and discussed the financials.

MOTION TO ADJOURN @ 8:03pm by Betts Abraham. Seconded by Mike Burns. All in favor (5) Opposed (0) Motion carried

Minutes recorded by Angela Cowan Executive Assistant