

## **November 5, 2024**

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on November 5, 2024, at the Housing Partners of Western Nebraska Community Room, 89A Woodley Park Rd, Gering, NE, and via Zoom. The meeting was properly advertised, and the meeting was conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act was available.

Members Present upon roll call: Chairperson Tammy Henkel, Vice-Chairperson George Cortinez, and Albert Bustinza were present. Commissioner Hilary Wasserburger is excused. Representing the Housing Authority: Anita Doggett, Rita Morales, Susan Schmidt, Jason Wilcox, Kendra One Horn, and Kim Wells. County Commissioner Mike Blue was in attendance.

Chairperson Henkel called the meeting to order at 12:03 p.m.

Public Comment: None.

Moved by Cortinez, seconded by Bustinza to approve the minutes of the October 8, 2024, meeting as presented. YEA: Cortinez, Bustinza, Henkel. NAY: None. EXCUSED: Wasserburger

Moved by Bustinza, seconded by Cortinez to approve Payroll and Bills and Communications as presented. YEA: Cortinez, Bustinza, Henkel. NAY: None. EXCUSED: Wasserburger

CEO Doggett presented and discussed the Tenant Account Reports. CEO Doggett noted that 17 public housing units were turned around. Noted pest problems in Crown and will not house until the problem has been solved. Kendra One Horn was introduced as the new Housing Choice Voucher Coordinator. One Horn presented the HCV Report. Wells presented the ROSS Report. Wilcox presented the TQM Report. He noted he will contact both Bridgeport & Bayard, NE to partner with them for maintenance.

CEO Doggett then presented the Carpenter Center Reports. She noted that the remodel is basically done. Waiting for a few bathroom fixtures. She also noted that the Lead Based Training will be EPA Certified.

Old business regarding purchase of property. Doggett is in the process of getting a letter from the bank that we can secure the loan.

Removed Item #7a: elections, they were done in September 2024.

Moved by Cortinez, seconded by Bustinza to approve Resolution #1078: Remove all current account signers and add Tammy Henkel, Anita Doggett, George Cortinez, and Albert Bustinza. Remove the previous CEO and replace them with CEO Anita Doggett. YEA: Cortinez, Bustinza, Henkel. NAY: None. EXCUSED: Wasserburger

Moved by Bustinza, seconded by Cortinez to approve Resolution #1079: Open checking account for ROSS Program with a \$10,000 loan from Management. YEA: Cortinez, Bustinza, Henkel. NAY: None. EXCUSED: Wasserburger

Moved by Bustinza seconded, by Cortinez to approve Resolution #1080: The Housing Authority of the County of Scotts Bluff, NE will use Voucher Admin Funds to cover the shortfall. YEA: Cortinez, Bustinza, Henkel. NAY: None. EXCUSED: Wasserburger

Moved by Cortinez, seconded by Bustinza to adjourn at 12:39 p.m.

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Chairperson Tammy Henkel

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Secretary Anita Doggett