

**January 7, 2025**

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on January 7, 2025, 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, Commissioners Albert Bustinza and Hilary Wasserburger were all present. Representing the Housing Authority: Anita Doggett, Marissa Lucius, Velma Jamison, Kendra One Horn, Jason Wilcox, and Rita Morales. County Commissioner Mike Blue was in attendance.

Vice-Chairperson Cortinez called the meeting to order at 12:07 p.m.

Chairperson Henkel joined the meeting at 12:08 p.m.

Public Comment: None.

Moved by Cortinez, seconded by Wasserburger to approve the minutes of the December 5, 2024, as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

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

Lucius presented the Tenant Account Reports for Public Housing. One Horn presented the HCV Report. Jamison presented the report for all other properties that we manage. CEO Doggett elaborated on the tenant reports. Wilcox presented the Maintenance report. Wells presented the ROSS report. CEO Doggett elaborated on both the Maintenance and ROSS Reports. CEO Doggett discussed how the Carpenter Center has taken a big hit financially.

Old business:

CEO Doggett noted she wants to put a hold on the purchase of the Scottsbluff property.

CEO Doggett advised the board that the commissioner applicant, Kelsey Calhoun, decided to rescind her application due to personal reasons.

CEO Doggett presented and discussed changes to the Updated Smoking Policy.

Moved by Wasserburger, seconded by Bustinza to approve Resolution #1082: Smoking Policy as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Discussion was held regarding the future plans of the property at 1145 L Street, Gering, NE.

Motion by Wasserburger, seconded by Bustinza to approve changing the name of Courthouse Villa LLC & Valacia North LLC to Courthouse Villa & Valacia North, respectively. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Moved by Cortinez, seconded by Wasserburger to adjourn the meeting at 12:43 p.m.

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Chairperson Tammy Henkel

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Secretary Anita Doggett