

April 15, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on April 15, 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, and Commissioner Albert Bustinza and Hilary Wasserburger were all present. Representing the Housing Authority: Anita Doggett, Rita Morales, Velma Jamison, Marissa Lucius, Kim Wells, and Kendra One Horn. County Commissioner Mike Blue was in attendance.

Chairperson Henkel called the meeting to order at 12:00 p.m.

Public Comment: None.

Moved by Wasserburger and seconded by Cortinez to approve the March 4, 2025 minutes, as presented. YEA: Cortinez, Henkel, Wasserburger, Bustinza. NAY: None.

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

CEO Doggett initiated the tenant account reports. PH Coordinator Lucius, HCV Coordinator One Horn, and Property Manager Jamison presented their Tenant Account Reports. Maintenance Director Wilcox's report noted that there was a fire at a Sidney Property and there was extensive damage. Two more properties will have cameras. Then, Morrill Manor and Colson Manor will be next. Yard work has begun. Office remodel is complete other than the 2 back doors to be installed in the community room.

CEO Doggett updated the board on new software the staff has been training on. ROSS Coordinator Wells presented on the ROSS Program. CEO Doggett noted that the Carpenter Center will be having a fundraiser this month and that they will be hosting a cornhole tournament.

Motion by Wasserburger, second by Cortinez to approve Resolution #1085: Admissions and Continued Occupancy Policy as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Bustinza, second by Wasserburger to approve Resolution #1086: Housing Choice Voucher Admin Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Cortinez to approve Resolution #1087: 2025 Annual Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Bustinza to approve Resolution #1088: 2025 Capitol Fund Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Cortinez to approve Resolution #1089: Capital Fund – Five-Year Action Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Bustinza to approve Resolution #1090: Agency 5-Year Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

CEO Doggett mentioned that, during the previous meeting, Jeff discussed the SBHA audit findings. The board was informed that the CEO would communicate with L&S more frequently and that monthly reports would be completed in a timelier manner. Additionally, L&S indicated that they would assign two staff members to the SBHA monthly reports at the end of the year if there were any delays, which should help prevent similar findings in the future.

Next meeting May 6, 2025.

Moved by Cortinez, seconded by Wasserburger to adjourn the meeting at 1:10 p.m.

Chairperson Tammy Henkel

Secretary Anita Doggett