Scottsbluff Housing Authority Regular Meeting Minutes July 7, 2026

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on July 7, 2026, 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: Vice-Chairperson George Cortinez, and Commissioners Albert Bustinza and Hilary Wasserburger were present. Absent: Chairperson Tammy Henkel. Representing the Housing Authority: CEO Marissa Lucius, Resource Director Rita Morales (via Zoom), Property Manager Velma Jamison, Housing Choice Voucher (HCV) Coordinator Kendra One Horn, Admin Assistant Amanda Pitner, and Accounts Payable Specialist Tenya Green. County Commissioner Mike Blue was in attendance.

Vice-Chairperson Cortinez called the meeting to order at 12:04 p.m.

Moved by Wasserburger and seconded by Cortinez to approve the June 8, 2026, minutes with date corrections. YEA: Cortinez, Bustinza, Wasserburger. NAY: None. ABSENT: Henkel.

Public Comment: Lucius opened up the Public Comment to guests. Tenya Green expressed concerns regarding salary percentage increase discrepancy. She also noted the personnel policy violations and increase in duties with new programs.

Moved by Wasserburger and seconded by Bustinza to approve the June 15, 2026, minutes as presented. YEA: Cortinez, Bustinza, Wasserburger. NAY: None. ABSENT: Henkel.

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

CEO Lucius initiated the tenant account reports.

Chairperson Henkel joined at 12:04 p.m.

Jamison presented the Property Management and One Horn presented the HCV Report.

CEO Lucius updated the board on the Maintenance.

Motion by Cortinez and seconded by Bustinza to appoint Wasserburger and Lucius to the strategic planning committee to meet with the Carpenter Center Board.
YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger and seconded by Cortinez to approve amending the salary increase percentage with budget revision.
YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger and seconded by Cortinez to approve the amendment of Lucius' pay increase to begin June 12, 2026 with retroactive payment.
YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Discussion was held for request of Compensation Study. Henkel advised of possibility of hurting employees.

TABLED: Resolution to determine whether to retain public housing funds in CD's and remit accrued inter to HUD annually or transfer the funds to interest-bearing savings accounts to reduce future interest remittances.

Moved by Cortinez and seconded by Bustinza to adjourn the meeting at 1:24 p.m.

______________________________	______________________________
Chairperson Tammy Henkel	Executive Director Marrisa Lucius