

Scottsbluff Housing Authority Regular Meeting Minutes September 1, 2026

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on September 1, 2026, at the Housing Partners of Western Nebraska Community Room, 89A Woodley Park Rd, Gering, NE, and via Zoom. The meeting was properly advertised in the Star-Herald and on the Housing website. This meeting was conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act was available.

Chairperson Henkel called the meeting to order at 12:04 p.m.

Members Present upon roll call: Chairperson Tammy Henkel, Commissioner Albert Bustinza, Commissioner Hilary Wasserburger & Vice-Chair & Resident Commissioner George Cortinez. Also present was County Commissioner Michael Blue.

Representing the Housing Authority: Executive Director Marissa Lucius, Resource Director Rita Morales, Administrative Office Assistant Amanda Pitner, Public Housing Coordinator Joanna Ybarra-Vazquez, Housing Choice Voucher Coordinator Kendra One Horn, Maintenance Supervisor Jason Wilcox and Ross Coordinator Kim Wells.

Moved by Wasserburger and seconded by Cortinez to approve the agenda as presented.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Moved by Cortinez and seconded by Wasserburger to approve the August 4, 2026, minutes as presented.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Moved by Cortinez and seconded by Bustinza to approve all check disbursements.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Executive Director Lucius gave her report, to include updates with The Hope Center, NSPIRE inspections, Capital Funds access, HUD/Agency compliance, coordinating with NE Panhandle Area Development District to update environmental review, NAHRO training, commissioner training and Executive Director trainings. Ybarra-Vasquez presented the tenant accounts for Public Housing. One Horn presented the Housing Choice Voucher report. Wilcox reported on maintenance. Wells reported presented the ROSS report. Morales presented the reports for Human Resource & Finance.

Moved by Wasserburger and seconded by Cortinez to approve Resolution #1108: Retain public housing funds in certificates of deposit (CD's) and remit accrued interest to HUD annually.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Wasserburger and seconded by Bustinza to approve new accounting contract with Loucks & Schwartz for FY July 2026 – June 2028.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Wasserburger and seconded by Cortinez to approve updated management contract for Chappell Housing Authority.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Cortinez and seconded by Bustinza to approve updated management contract for Gordon Housing Authority.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Wasserburger and seconded by Bustinza to approve updated management contract for Hay Springs Housing Authority.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Wasserburger and seconded by Bustinza to table approving updated management contract for Sidney Housing Authority -Western Heritage.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Cortinez and seconded by Wasserburger to table approving updated management contract for Sidney Housing Authority -Sioux Villa.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Wasserburger and seconded by Cortinez to table approving updated management contract for Canterbury Estates.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Motion by Cortinez and seconded by Wasserburger to approve Christmas party budget.

YEA: Henkel, Bustinza, Wasserburger, Cortinez NAY: None ABSENT: None

Employee comment from Morales that the Sidney Housing Authority management contract should be one, not two, and that we do not need an updated management contract for Canterbury Estates, as we have an operating agreement in place. Pitner commented on needing commissioners to make motions for all items.

Moved by Wasserburger and seconded by Cortinez to adjourn the meeting at 1:19 p.m.

Chairperson Tammy Henkel

Executive Director Marissa Lucius