



Agenda

Housing Authority of the City of Kansas City, Kansas

Special Meeting

Thursday, October 17, 2024
12 noon

via Zoom

- I. Roll Call
- II. Approval of the Minutes
Regular Board Meeting September 19, 2024
(Pages 1—13)
- III. Executive Director's Report
(Pages 14—43)
- IV. Public Comments
Contact Jackie Randle at jrandle@kckha.org or (913) 281-3300 in advance of the meeting to be placed on the agenda to speak. Comments will have a time limit determined by the Chairman.
- V. Committee Reports
- VI. New Business Consent Items:
 - Resolution No. 2024-36 Authority to Accept the Bid and Authorize a Contract for one Division for the Interior Modernization Phase I of Floors 10,11 and 12 at Rosedale Towers with Tailor Made Exteriors (Pages 44—47)
 - Resolution No. 2024-37 Authority to Reject Bids received from Tailor Made Exteriors and Hartline Construction, LLC for the Interior Modernization Phase I Floors 10, 11 and 12 at Rosedale Towers (Pages 48—51)
 - Resolution No. 2024-38 Approving a New Job Title (Pages 52—53)

VII. New Business Discussion Item:

Resolution No. 2024-39 Authorizing the Kansas City Kansas Housing Authority to Appy for the 2024 Family Self-Sufficiency Coordinator Program (FSS) Grant (Pages 54—55)

VIII. Executive Session

IX. Adjournment

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Thursday, September 19, 2024
12 noon

Boardroom
1124 N. 9th Street

On the 19th day of September 2024 at 12 noon, the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matthew T. Watkins, Chairman
Jacques Barber, Commissioner
Dr. Nozella Brown, Commissioner
Paul Jones, Commissioner
Pastor Roderick McConnell, Commissioner
P. Anne McDonald, Commissioner
Dr. Chiquita Miller, Commissioner

ABSENT: Raul Escarcega, Commissioner
Dr. Carla Whiteside-Hicks, Commissioner
J.D. Rios, Vice-Chairman
Linda Warner, Commissioner

ALSO, PRESENT: Andrea Tapia, Executive Director/CEO
Worku Alem, Director of Finance
Dana Clark, Program Coordinator
Anwar Crockett, Asst. Director of Housing Operations
Stephanie Drake, Human Resources Officer
Jen Garrison, IT Administrator
Gerald Glavin, Development & Revitalization Coordinator
Alexander Kump, Director of Public Safety
Susan Martin, Director of Contract Administration
Solomon Mckonnen, Assistant Director of Finance
Jacqueline D. Randle, Executive Services Manager
Elaine Stroud, Director of Housing Operations
Connie Worrell, Public Safety Officer
Dannita Youngblood, Executive Assistant to the CEO
SheryInn Chege, Spouse of Commissioner McConnell

Chairman Watkins called the meeting to order and roll call was taken.

Chairman Watkins called for approval of the minutes for August 15, 2024. Commissioner Brown made the motion to approve the minutes. Commissioner Barber seconded the motion, and the following vote was recorded:

AYES: Barber, Brown, Jones, McConnell, McDonald, Miller, Watkins

NAYS: None

ABSENT: Escarcega, Whiteside-Hicks, Rios, Warner

ABSTAIN: None

Motion carried.

Executive Director's Report

- Ms. Tapia welcomed everyone to the board meeting. She said the Housing Choice Voucher (HCV) staff is still working to get individuals leased up for the program. She is glad to see there is an uptick in the VASH voucher issuance. HUD has met with VASH and HCV staff where they discussed ways to increase the VASH voucher issuance. Ms. Tapia said this is not a local issue, but a national issue. She noted that Ms. Clark is present today on behalf of Ms. Escobar-Sutton who is on vacation.
- Chairman Watkins said that Ms. Dannita Youngblood was present today and would be taking over Ms. Jackie Randle's role. Ms. Youngblood said this was the fourth day of her second week. She has 17 years' experience as an Executive Assistant to suite-level VPs and CEOs. She comes from BJC formerly known as St. Luke's Health Systems and in this role, she supported five attorneys. Ms. Youngblood said this work is not new to her and she is excited to be part of the team. Chairman Watkins said we are excited to have her.
- Ms. Tapia said on HCV, they leased 26 VASH vouchers, and 65 voucher holders are searching for a place to rent. There are 15 new voucher holders which have leased up. She said we met with HUD, and we have the funds to continue voucher issuance and lease up. Ten individuals exited the program for various reasons.
- Ms. Tapia referred the Board to photographs on page 10 showing the removal of a bench at Westgate Towers, proposed by the Safety Department to reduce crime in that area. Mr. Kump said his staff goes out to patrol properties. This area had individuals who did not live on the property disturbing the residents' peace; the bench was removed to eliminate loitering around Westgate Towers. Mr. Kump said residents have thanked Mr. Myers for the Safety staff getting this done.
- Ms. Tapia said one of our Access Guards was terminated. He had an issue with his relief person always being late. He had an outburst and was let go the next day.

- Ms. Tapia referred the Board to the Omnigo chart on page 11 and reviewed some of the statistics listed, the chart represents all KCKHA Properties. She wants to give a full report at the end of the year or first of next year, noting what has occurred before and after implementing a Safety Department. Chairman Watkins asked for the total number of interactions for the month of August. Mr. Kump said there are about 70 interactions each month, but interactions are not listed if his staff does not complete a report. Ms. Worrell added that most of the incidents involve trespassing and banned individuals, and this occurs primarily between Glanville and Wyandotte Towers. She said these seem to be high traffic areas. They have cameras set up to monitor the activity at both properties. Commissioner McConnell said he has a guy that watches out and he called to say someone came in the back door. The guy went to the booth and there was no one in there. Commissioner McConnell said someone had put a piece of paper in the door so it would not latch, but they could get back in. The individual took the paper out and the guy called to be let back in. Commissioner McConnell said people in the booth cannot be budding up to the residents. They are not there to make friends. Chairman Watkins said we now have security to address these issues. Ms. Tapia said this has been addressed with individuals in the booth, and those individuals have been written up or let go. She said Mr. Kump and a couple of his officers were in the booth on different occasions, a few nights ago. The Safety Staff then shared what they encountered while working in the booth. Some residents did not want to use their entry cards. However, there were a few residents in the lobby that thanked the Security Staff. Mr. Kump said residents are now able to enjoy the lobby area. Ms. Worrell said a gentleman walks the campus and tells people to get moving that do not live at Wyandotte Towers. She said there is a shift in how the residents are behaving in the building. Ms. Stroud said she has worked the booth on and off for years and the biggest thing is having the storefronts replaced. Chairman Watkins said there are new sliding front doors. Ms. Stroud said many of the known troublemakers have been evicted. Ms. Martin added the vendor is returning Monday to add the swipe to the outside of the door.
- Ms. Tapia discussed Information Technology. She said Ms. Garrison and Mr. McCullough are keeping things up and running with our technology. Ms. Garrison said on Friday, the 13th a new server was put in to do our backups. This is now a permanent solution, whereas before, we had a temporary solution in place. She said we use to do nightly backups; we will now have nightly, weekly, quarterly and then archive a yearly backup, as well. They have not determined how many years to keep the files, but we can count on seven years. Backups can be exported to the Cloud, and she is currently reviewing this option.
- Ms. Tapia said the LIHTC application was approved for Chalet Manor. We are now in the process of getting to where we can use the tax credits, going through the RAD conversion and meeting with HUD to go over the steps for approval of a RAD application. Ms. Tapia hopes to discuss this further during the Board Retreat. We met with the technical assistants from HUD, and present were our

consultants and senior staff. Yesterday, there was a RAD meeting with the architects, developers and senior staff to ensure there is resident input on how we renovate the units. The architect, developers and senior staff attending the RAD meeting. Ms. Tapia passed around the cabinet-front for the Board to view. She provided additional items and pictures to show what would be used in the units noting the Shaker doors were made in the Cabinet Shop. The exterior of the property will be the next thing they will bring in for the board to review. Residents are excited about the changes and provided great recommendations. Staff will continue to meet with residents as we continue this process.

- Ms. Tapia noted *revise* (lowercase) is the actual name of the company hired to design the Housing Authority's new logo and update the website. Ms. Tapia shared that Board members, who voted on the new logo, choose number 8 as the winner. The new logo will appear on our business cards and website. Ms. Garrison demonstrated what the new website would look like on the television screen, explaining what it would look like after completion. Ms. Tapia said staff will have access to employee forms, alerts or whatever we want to place on the website. The new logo was also shown without color.
- Lastly, Ms. Tapia discussed the Board Retreat stating it is too late to take place in October, so the retreat will be either in November or the board could push it to the first of the year. Chairman Watkins said he is hopeful Thursday; November 21, 2024 will work for everyone. There is a lot of information to cover on the developer side to the logistics side. He suggested if Board members had specific information to send it to Ms. Tapia, Ms. Randle or Ms. Youngblood. Commissioner Miller asked about the time for the retreat. Chairman Watkins said it would be an 8:30 or 9 a.m. start and finish about 2:30 p.m. with there being coffee and donuts.
- This concluded the Executive Director's report.

Public Comments

Chairman Watkins called for public comment which would be a couple of minutes. Sherlynn Chege provided the following public comments. She said, listening to Ms. Tapia's report, the demographics, she does not understand. She has not been in trouble, never caused trouble, but admitted she did have an outburst last year after being called a liar by the head maintenance employee. Ms. Chege said she follows the rules but does not understand why the Housing Authority is trying to evict her. Her rent is current. She stressed she has not done anything. She thinks it is a thing with her McConnell family and the Housing Authority wants to get rid of him (meaning her husband, Commissioner McConnell.) Ms. Chege said what she does not understand is, if the Housing Authority wants to get rid of him (Commissioner McConnell), then fire him, but why evict them? Ms. Chege said

the Housing Authority sent them a thing about her sub-leasing to him (Commissioner McConnell). She sits on 10 non-profit boards and the desk is her desk and her furniture. She said she did what all of you do who have a living room, a dining room, a family room, a study and a basement and all that. They combined what they have, and she does not understand what they did wrong. Said her husband received a notice saying she had to get permission, and she does not understand why she needs permission to be with her husband which she married in 2013. She is not about sleeping around, and the Housing Authority has messed with her integrity. Ms. Chege said she is not one of those people who do that.

Commissioner McConnell noted he was on his time, and he already knows how most of the people in Housing feel about him. He knows he is not too well-liked because he is always talking about Jesus. He said the manager told her (Ms. Chege) she would get the apartment faster if she said it was for medical reasons. She put down something about a bed. He said they pay almost \$1,000 a month rent for one apartment. Before this came about, oh my God hallelujah, he said he has been here almost 20 years and they would not come in and fix a hanger, but if they did come in and fix something, you would get a bill, and he was not going to be paying that and he let them know. Commissioner McConnell said here is the deal, he and his wife have been harassed. He understands they want him gone, but when she moved into her apartment, he said because it was only fair, with them taking her money. So, she moved into her own apartment. They ended up getting the apartment down the hall and it was so riddled with bed bugs, and they charged her three months rent before she could even move in. He had to pay his son a lot of money, and he will not say how much, until he gets to court. They have been summoned again to court. The Chairman reminded Commissioner McConnell of the time limit. Commissioner McConnell said he would get right to it and read from pink slips from the last time he was in court. The paperwork said they owed thousands of dollars from last year which he still has not paid. The Chairman noted the Commissioner had one more minute. Commissioner McConnell said he would get right to it. He said these things were given from last year which he still has not paid. He listens to his wife crying at night because she is afraid, they will be put out. He said if he could work, he would not be living in housing. He does not see how a man that could do something would be living in housing. He is a disabled veteran. He said he and his wife are both disabled and cannot work. He said, trust me, we would both be gone if we could be. Chairman Watkins reminded Commissioner McConnell that public comments are limited to two minutes. Commissioner McConnell showed his summons and said he and his wife have been harassed to the point that he missed a board meeting and could barely turn his head from all the stress they put him under because they do not like him. He said the morning of this summons, he could barely put his clothes on, and the Housing Authority called him and said, "Mr. McConnell, you do not have to go to court," and hung the phone up. He continued discussing the summons he received last year. Commissioner McConnell said they are going to court and will be talking to Fox 4 News. He asked how could a veteran, in government building,

be treated like this by someone who never served their county? That is a problem he has. Commissioner McConnell said this is disgraceful.

Commissioner Barber asked if this matter has gone through the grievance process? Chairman Watkins said these are public comments to the Board. He suggested having the Board reserve their comments, and these could be presented to Ms. Tapia after the board meeting or be addressed in the Executive Session. He would like to reserve Pastor McConnell's rights to his due process. Public comments were closed.

New Business Consent Items:

Chairman Watkins asked for a motion to approve the New Business Consent Items. Commissioner McDonald made the motion to approve Resolution Nos. 2024-31 to 2024-35. Commissioner Barber seconded the motion, and the following vote was recorded:

AYES: Barber, Brown, Jones, McConnell, McDonald, Miller, Watkins

NAYS: None

ABSENT: Escarcega, Whiteside-Hicks, Rios, Warner

ABSTAIN: None

Motion carried.

Resolution No. 2024-31, authority to accept the bid and authorize a contract for asbestos abatement and demolition at K1-18 Rosedale Towers with B & B Installation, Inc.

This resolution authorizes work that was previously approved in the Kansas City Kansas Housing Authority's (KCKHA) 5-Year Plan. Rosedale Towers was tested by Hernly Environmental in August 2022 for lead and asbestos containing materials as directed by HUD guidelines. Asbestos was found on the property. An Architect was hired, according to the Procurement Policy, to design and modernize floors 10—12 at Rosedale Towers. The Invitation to Bid was advertised in the usual publications, posted on KCKHA's website and mailed to 55 licensed abatement companies. The Pre-Bid Conference was held August 22, 2024 and three contractors bid this work: 1) B & R Insulation, Inc., 2) Titan Environmental and 3) American Asbestos Abatement, LLC dba Midwest Service Group. Bids were opened August 22, 2024. The lowest responsive bidder was B & R Insulation with a bid of \$384,884. The bid from American Asbestos Abatement, LLC dba

Midwest Service Group was non-responsive as it arrived August 23, 2024 and the bid opening was August 22, 2024. B & R Insulation has been in business for 43 years. The KCKHA has no prior experience with this contractor. References were checked and positive comments were received. There are funds available for this work in the 2023 Capital Fund Program. Richard Hall is the owner, and his name does not appear on the List of Parties Excluded from Federal Procurement or Non-Procurement programs. This bid, which is over the \$75,000 threshold, requires board approval. Therefore, staff recommend entering a contract with B & R Insulation, Inc. for \$384,884 for demolition and abatement of asbestos containing materials at Rosedale Towers floors 10—12.

RESOLUTION NO. 2024-31—AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTRACT FOR ASBETOS ABATEMENT AND DEMOLITION AT K1-18 ROSEDALE TOWERS WITH B & R INSULATION, INC.

Resolution No. 2024-32, authority to accept the bids and authorize a contract for interior modernization Phase 1 on floors 10, 11 and 12 at Rosedale Towers with Tailor Made Exteriors.

Rosedale Towers' interior surfaces and equipment are original, except for minor unit turnover and repairs. The resolution will authorize interior modernization work consisting of plumbing updates, electrical updates, new kitchen cabinets and bath vanities, new countertops, new interior door replacements, new floor coverings, new windows, ceiling and wall repair, painting and new hardware. An Architect was hired to design and prepare plans. The existing fixtures, finishes and equipment will be demolished, removed, and replaced. The Modernization Staff will act as the General Contractor and bid on the work separately. The Invitation to Bid was advertised in the usual publications, posted on the Housing Authority's website and mailed directly to several companies specializing in the work needed on this project. Four companies bid on this project with one bidder having multiple disciplines and divisions. There were 14 plan holders, 11 were contracts and the remaining three were plan holder rooms. A Pre-Bid Conference took place on August 8, 2024 to allow contractors an opportunity to visit Rosedale Towers and ask questions. The bid opening took place August 22, 2024. Five contractors bid on this project:

Division 6	Carpentry	\$201,436
Division 9	Flooring (labor only)	\$278,676
Division 9	Painting (labor only)	\$347,849
Division 10	Specialities-Signage	\$ 94,914
Division 12	Furnishings (labor only)	<u>\$145,927</u>

Grand Total \$1,068,802

Tailor Made Exteriors bid on nine of the 14 Divisions and staff is recommending the approval of five Divisions. Tailor Made Exteriors has been in business for 20 years and has worked with the Housing Authority on numerous projects with positive results. There are funds available in the 2023 and 2024 CFP budgets for this project. The Architect's estimate for the awarded Divisions for all three floors is \$1,010,000. Tailor Made Exteriors and its principals do not appear on the List of Parties Excluded from Federal Procurement or Non-Procurement Program. All projects more than \$75,000 require board approval. A cost analysis was conducted because of there being only one bid. After review, it was determined by the staff and Architect, Tailor Made Exteriors' bid was within an acceptable amount for the industry. The staff and Architect recommend accepting the responsive bid submitted by Tailor Made Exteriors and entering into a contract for \$1,068,802. This amount will cover the interior modernization of five of the 17 Divisions in Phase 1 on floors 10-12 at K1-18 Rosedale Towers.

RESOLUTION NO. 2024-32, AUTHORITY TO ACCEPT THE BIDS AND AUTHORIZE A CONTRACT FOR INTERIOR MODERNIZATION PHASE 1 ON FLOORS 10, 11 AND 12 AT ROSEDALE TOWERS WITH TAILOR MADE EXTERIORS.

Resolution No. 2024-33, authority to reject the bids received from Tailor Made Exteriors and One Time Electric for interior modernization Phase 1 of floors 10, 11 and 12 at Rosedale Towers.

This resolution rejects the bids submitted by Tailor Made Exteriors and One time Electric for interior modernization at Rosedale Towers, Phase 1, floors 10-12. The work is the same as listed in Resolution No. 2024-32. Four Divisions were submitted by Tailor Made Exteriors:

Division 8	Openings, Doors	\$1,031,937
Division 9	Drywall Assemblies, Framing Soffits	\$ 880,272
Division 21	Fire Suppression	\$ 156,702
Division 22	Plumbing	\$ 461,907

One Division was submitted by One Time Electric:

Division 26	Electrical	\$ 957,240
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The staff and Architect recommend rejecting the four Division bids submitted by Tailor Made Exteriors and one bid submitted by One Time Electric for interior modernization, Phase 1, of floors 10-12 at Rosedale Towers.

RESOLUTION NO. 2024-33, AUTHORITY TO REJECT THE BIDS RECEIVED FROM TAILOR MADE EXTERIORS AND ONE TIME ELECTRIC FOR INTERIOR MODERNIZATION PHASE 1 OF FLOORS 10, 11 AND 12 AT ROSEDALE TOWERS.

Resolution No. 2024-34, authorize the new position of Assistant Director of Public Safety.

This resolution authorizes the creation of a new Assistant Director of Public Safety position which will assist the Director of Public Safety in the supervision of the Public Safety Department. The Public Safety Department was created in December 2023 to include one Director and four Officers. The Public Safety staff ensures the safety and welfare of residents and employees of the Kansas City Kansas Housing Authority. In August 2024, the Access Guard position was created to serve at Wyandotte Towers. The Housing Authority wants to hire eight Access Guards, bringing their total supervised to 12. The industry standard for a Public Director to supervise is seven. Therefore, this resolution requests the approval of an Assistant Director of Public Safety to assist in the supervision of the Public Safety Department and to fill in when the Director of Public Safety is unavailable.

RESOLUTION NO. 2024-34, AUTHORIZE THE NEW POSITION OF ASSISTANT DIRECTOR OF PUBLIC SAFETY.

Resolution No. 2024-35, authority to accept the bid and authorize contract for a material and personnel hoist elevator at K1-18 Rosedale Towers and Brandsfway Industries, LLC.

This resolution seeks acceptance of the bid to authorize a contract for a material and personnel hoist elevator at K1-18 Rosedale Towers. This work was approved in the Kansas City Kansas Housing Authority's Five-Year plan. The Modernization Department will be the General Contractor for the work at Rosedale Towers, which will need an outside lift elevator to transport personnel and materials to the floors under construction. Four bids were received from companies that supply temporary elevators. Two of those four bids were non-responsive:

BrandSafway Industries, LLC
Century Elevators
Fraco Industrial Elevators
KC Lift and Elevator

Kansas City, Kansas
Webster, Texas
Detroit Michigan
Lenexa, Kansas

The lowest responsive bidder was BrandSafway Industries, LLC with a bid of \$305,508 for three years. BrandSafway Industries LLC has been in business for 100 years and KCKHA has used this company with good results. Positive comments were received from the reference checks. Funds are available in the 2023 Capital Fund Program for this work. BrandSafway Industries, LLC is known nationally and internationally with locations in 30 countries. The company does not appear on the List of Parties Excluded from Federal Procurement or Non-Procurement programs. All contracts of more than \$75,000 require board approval. Staff are recommending acceptance of the responsive low bid received from BrandSafway Industries, LLC in the amount of \$305,508 for a personnel and material lift to be installed at Rosedale Towers to prepare for interior modernization of floors 10-12.

RESOLUTION NO. 2024-35, AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTRACT FOR MATERIAL AND PERSONNEL HOIST ELEVATOR AT K1-18 ROSEDALE TOWERS AND BRANDSFWAY INDUSTRIES, LLC.

Chairman Watkins said he was open to doing a five-minute Executive Session if there was no one opposed, or the Board could direct comments to Ms. Tapia after the meeting, as well. Commissioner McDonald reminded the Chair we need to do committee reports. Chairman Watkins apologized and called for committee reports.

Bylaws

Commissioner Barber said the Bylaws Committee did not meet. However, he had discussions with Ms. Randle and Ms. Youngblood regarding making sure the Bylaws, and Policies and Procedure were properly updated. He said we have put off looking at the 3/4 vs. 2/3 vote when making certain changes and this is another item to address. Commissioner Barber plans to call a Bylaws meeting between now and the next board meeting.

Finance

Commissioner McDonald said the Finance Committee met and our finances are in good to very good shape. She said our numbers will fluctuate from the norm during

the coming months as we continue with the Chalet Manor conversion as this will affect our occupancy rate. Chairman Watkins said it was a good meeting and the auditors have just finished and will be providing their report shortly.

Inclusion and Public Information

Commissioner Escarcega was not present. Ms. Tapia said the Inclusion and Public Information Committee did not meet.

Personnel

Commissioner Whiteside-Hicks was not present. Ms. Tapia said the Personnel Committee did not meet.

Development

Commissioner Warner was not present. Chairman Watkins said the Development Committee met and talked about what was going on at Chalet Manor. The Architect and others met yesterday with residents which was the third meeting to discuss the RAD process. He said we are going to engage on a higher level with folks there. The Third Street building is in the process of being transferred to the non-profit. Chairman Watkins asked if the insurance claim has begun on the car wreck at Welborn Villa. Ms. Tapia said yes, and Ms. Stroud stated the front wall has been repaired and carpenters should be done in the next day or two. They are removing an interior wall in the unit and then it will be turned over for rehab. Ms. Tapia said we are looking at what can be done to create a barrier to prevent this from happening again. Ms. Stroud said the resident next door wants to be relocated to the unit being repaired. Ms. Tapia said they discussed the fire at Jersey and are waiting for a response from the adjuster. Chairman Watkins said Commissioner Warner did preliminary work on vacant lots of existing scattered sites on the northeast end. They hope to bring back plans to add units or RAD some of those individual sites. Chairman Watkins noted the resident participation he is referring to is at Chalet Manor where the residents have been engaged at least three times for the RAD process. He encouraged Commissioner McConnell to reach out to residents at other developments to get their input. Commissioner McConnell said he does reach out. He then said a resident came to his office wanting to commit suicide and the next thing he knew the resident was put out of housing. The Chairman asked if this was reported, and Commissioner McConnell said he cannot report anything a pastor. He said it is confidential and he cannot share it. Chairman Watkins said he could call 988, a suicide prevention line. The Chairman said he was talking about structural issues within communities and how we can support them. Commissioner McConnell said they need to organize the other resident councils and some already have. He said some of the employees are chatter boxes, so he must be careful with what he says. Chairman Watkins said let us know how we can be of support to the resident councils. Commissioner

McConnell said he is concerned for the elderly and disabled, and he will die for them. He will stand up for them all and that is why he was picked. He went on to say the morale of the residents is low in certain areas. Commissioner McConnell said if you have a person of authority in the booth, even the dumbest criminal knows he must be nice, but when the authority figure is away, things are not the same. Chairman Watkins said we are working on manning the booth 24/7.

Commissioner Miller asked about the unit the vehicle ran into. Ms. Tapia said we spoke about that earlier and are addressing what occurred there. The lady next door would like to move into the unit. The man in the unit when the accident occurred, was moved to another unit and he is not interested in going back.

Resident Participation

Discussed with the Development report.

The following committees did not meet: Bylaws, Executive, Finance, Inclusion and Public Information, and Personnel.

New Business Discussion Items:

None

Mr. Kump thanked Commissioner Jones for providing CPR training for our staff. He provided five sessions on his own time, and he was not paid.

Chairman Watkins asked everyone present to silence their phones for the next meeting.

Commissioner Jones thanked everyone who participated in CPR/AED training, and he provided a list of the attendees.

Commissioner Barber asked for an Executive Session. Chairman Watkins called for the motion. Commissioner Barber made the motion to go into a 10-minute Executive Session to discuss a resident issue. Commissioner Warner seconded the motion, and the following vote was recorded:

AYES: Barber, Brown, Jones, McConnell, McDonald, Miller, Watkins
NAYS: None
ABSENT: Escarcega, Whiteside-Hicks, Rios, Warner
ABSTAIN: None

Motion carried.

The Executive Session began at 1:55 p.m. Ms. Tapia and Ms. Stroud were present.

The Executive session ended at 2:05 p.m.

Chairman Watkins called for adjournment, and it passed unanimously.

Matthew T. Watkins, Chairman

Andrea Tapia, Executive Director/CEO