

Northern Ponca Housing Authority
Board of Commissioners Regular Meeting
March 10, 2023 – South Sioux City

CALL TO ORDER

Minutes of the Northern Ponca Housing Authority (NPHA) Board of Commissioners (BOC) regular meeting held March 10, 2023 in South Sioux City, NE. The meeting was called to order at 5:13 p.m. by Chairwoman Pam Noyes. Roll Call: Pam Noyes, Chairwoman, Bill Wright, Vice-Chairman, Alexcia Boggs, Treasurer, Christopher Keifer, Secretary and Christine Legband, Commissioner. Absent: None. Also, present: Joey Nathan, Executive Director, Don Magnuson, Director of Finance and Angelica De Anda, Executive Assistant. Public Attendees: JoAn Schlotman, District 1 Tribal Council Representative.

The invocation was given by Christine Legband.

APPROVAL OF AGENDA

Motion by Alexcia Boggs to approve the agenda for the March 10, 2023 BOC Regular Meeting. Seconded by Christine Legband. On roll call vote: Ayes – Alexcia Boggs, Christine Legband, Bill Wright and Christopher Keifer. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

APPROVAL OF MINUTES

Motion by Christopher Keifer to approve the minutes from the February 10, 2023 Regular Meeting. Seconded by Christine Legband. On roll call vote: Ayes – Christopher Keifer, Christine Legband, Bill Wright and Alexcia Boggs. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

PUBLIC COMMENTS

None.

REPORTS/UPDATES

The Executive Director report was presented by Joey Nathan, Executive Director and discussed by the BOC.

- a) An update was given on meetings and trainings attended in February.
- b) An update was given on the UNAHA Call.
- c) An update was given on NAIHC Legislative Conference.
- d) An update was given on the Winnebago Open House.
- e) An update was given on the Sioux City Tri-Plex Open House.
- f) An update was given on the meeting with the PTN Social Services Department.
- g) An update was given on upcoming events.
- h) An update was given on elder complex projects.

The Finance report was presented by Don Magnuson, Director of Finance and discussed by the BOC.

- a) An update was given on meetings and trainings attended in February.
- b) An update was given on NPHA Current Grant Awards.
- c) Discussed the February revenues and expenditures.

The Maintenance report was presented by Joey Nathan, Executive Director and discussed by the BOC.

- a) An update was given on all construction projects.
- b) An update was given on the ICDBG/IHBG/HOHIA projects.
- c) An update was given on the vacant units and released units.
- d) An update was given on HOHIA inspections.
- e) An update was given on meetings and trainings attended in February.
- f) An update was given on monthly work orders.

The Development report was presented by Joey Nathan, Executive Director and discussed by the BOC.

- a) An update was given on staffing and open positions.
- b) Working on Total Compensation Statements for staff.
- c) An update was given on Annual Reviews, one was completed in February.
- d) An update was given on professional development, future trainings and training budget.
- e) NPHA Staff are reviewing and revising SOP's, deadline is on March 17, 2023.
- f) Working on succession planning.
- g) Preparing for the Omaha Elder Community Groundbreaking.
- h) NPHA held an open house for tribal members and tenants at the new Sioux City Tri-Plex.
- i) PTN Social Services/DV/NPHA Collaboration Meeting was held on February 22, 2023.
- j) Annual Performance Review submissions for IHBG & IHBG-ARP completed.
- k) An update was given on the ERA Final Report Submission.
- l) Participated in a Landlord Focus Group for ERA.
- m) An update was given on Homeowner Assistance Funds (HAF).
- n) An update was given on current projects.

NEW BUSINESS

Motion by Christine Legband to table the Admissions & Occupancy Lease. Seconded by Alexcia Boggs. On roll call vote: Ayes – Christine Legband, Alexcia Boggs, Christopher Keifer and Bill Wright. Nays – None. Abstain – None. Absent – None. Chair voting. Motion carried.

Motion by Christine Legband to approve the FY2022 Indian Housing Block Grant (IHBG) Annual Performance Report (APR). Seconded by Christopher Keifer. On roll call vote: Ayes – Bill Wright, Christopher Keifer, Alexcia Boggs and Christine Legband. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

Motion by Bill Wright to approve the FY2022 IHBG-American Rescue Plan (ARP) Annual Performance Report. Seconded by Alexcia Boggs. On roll call vote: Ayes – Alexcia Boggs, Christine Legband, Bill Wright and Christopher Keifer. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

Motion by Christopher Keifer to approve the IHBG-Competitive Grant APR. Seconded by Christine Legband. On roll call vote: Ayes – Alexcia Boggs, Christine Legband, Christopher Keifer and Bill Wright. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

EXECUTIVE SESSION

Motion by Bill Wright to go into executive session at 6:45 p.m. Seconded by Christopher Keifer. On roll call vote: Ayes – Alexcia Boggs, Christine Legband, Bill Wright and Christopher Keifer. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

Discussion for BOC Comments.

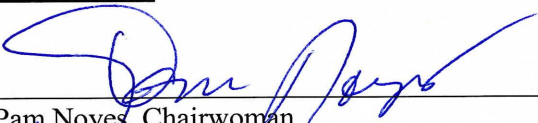
Motion by Christine Legband to come out of Executive Session at 7:05 p.m. Seconded by Christopher Keifer. On roll call vote: Ayes – Christopher Keifer, Christine Legband, Bill Wright and Alexcia Boggs. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

ADJOURN

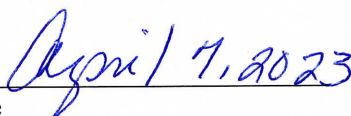
There being no further business, the meeting was adjourned at 7:06 p.m. by Chairwoman Pam Noyes.

The next BOC meeting will be held on April 7, 2023 at the Northern Ponca Housing Authority in Norfolk, NE at 5:00 p.m.

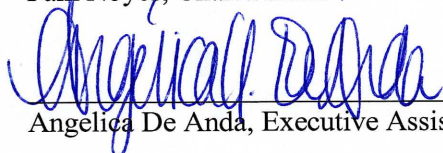
APPROVED



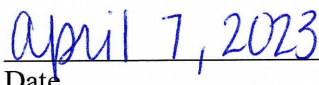
Pam Noyes, Chairwoman



Date



Angelica De Anda, Executive Assistant



Date