

Northern Ponca Housing Authority  
Board of Commissioners Regular Meeting  
May 12, 2023 – Lifesize

**CALL TO ORDER**

Minutes of the Northern Ponca Housing Authority (NPHA) Board of Commissioners (BOC) regular meeting held May 12, 2023 via Lifesize. The meeting was called to order at 1:10 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 and Don Magnuson, Director of Finance. Public Attendees: None.

The invocation was given by Christine Legband.

**APPROVAL OF AGENDA**

Motion by Alexcia Boggs to approve the agenda for the May 12, 2023 BOC Regular Meeting. 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.

**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 April.
- b) An update was given on the NIFA Innovation Expo attended in April.
- c) An update was given on the groundbreaking ceremony for the Omaha elder project.
- d) An update was given on the meeting with the PTN Transportation Department.
- e) An update was given on upcoming events.
- f) An update was given on elder complex projects.

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

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

The Maintenance report was presented by Alex Villalpando, Director of Maintenance and discussed by the BOC.

- a) An update was given on the NPHA Groundbreaking Ceremony.
- b) An update was given on all construction projects.
- c) An update was given on the ICDBG/IHBG/HOHIA projects.
- d) An update was given on the vacant units and released units.
- e) An update was given on HOHIA inspections.
- f) An update was given on meetings and trainings attended in April.
- g) 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) An update was given on Annual Reviews, two were completed in April.
- c) An update was given on professional development, future trainings and training budget.
- d) Working on succession planning.
- e) An update was given on the NPHA Groundbreaking Ceremony.
- f) An update was given on Homeowner Assistance Funds (HAF).
- g) An update was given on current projects.

**NEW BUSINESS**

Motion by Christopher Keifer to approve the contribution of \$1,000.00 for the PTN Employee Appreciation. Seconded by Bill Wright. On roll call vote: Ayes – Pam Noyes, Christopher Keifer, Bill Wright and Alexcia Boggs. Nays – Christine Legband. Abstain – None. Absent – None. Chair voting. Motion carried.

**EXECUTIVE SESSION**

Executive Session was not needed.

**ADJOURN**

There being no further business, the meeting was adjourned at 1:46 p.m. by Chairwoman Pam Noyes.

The next BOC meeting will be held on June 9, 2023 at the Holiday Inn Express – Lincoln I-80 in Lincoln, NE at 5:00 p.m.

**APPROVED**

  
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 Pam Noyes, Chairwoman

6-9-2023  
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 Date

  
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 Angelica De Anda, Executive Assistant

June 9, 2023  
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 Date