

Northern Ponca Housing Authority
Board of Commissioners Regular Meeting
February 9, 2024 – Lincoln

CALL TO ORDER

Minutes of the Northern Ponca Housing Authority (NPHA) Board of Commissioners (BOC) regular meeting held February 9, 2024 in Lincoln, NE. The meeting was called to order at 5:01 p.m. by Chairwoman Pam Noyes. Roll Call: Pam Noyes, Chairwoman, Christopher Keifer, Vice-Chairman, Alexcia Boggs, Treasurer, Christine Legband, Secretary and Bill Wright, Commissioner. Absent: None. Also, present: Joey Nathan, Executive Director, Don Magnuson, Director of Finance, Alex Villalpando, Director of Maintenance, Justine Knapp, Director of Development, and Angelica De Anda, Executive Assistant. Public Attendees: None.

The invocation was given by Christine Legband.

APPROVAL OF AGENDA

Motion by Christopher Keifer to approve the agenda for the February 9, 2024 BOC Regular Meeting with the addition of 4. Tenant Concerns in Executive Session. 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 Christine Legband to approve the minutes from the January 12, 2024 Quarterly Meeting. Seconded by Bill Wright. 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 January.
- b) An update was given on the UNAHA Call.
- c) An update was given on the call with ONAP.
- d) An update was given on Bob Gauthier's Lifetime Achievement Award.
- e) An update was given on the PTN Winter Count.
- f) An update was given on upcoming events.
- g) 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 January.
- b) An update was given on NPHA Current Grant Awards.

- c) Discussed the January 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 all emergency calls, move ins, move outs and unit testing.
- b) An update was given on meetings and trainings attended in January.
- c) An update was given on all construction projects.
- d) An update was given on the ICDBG/IHBG/HOHIA projects.
- e) An update was given on the vacant units and released units.
- f) An update was given on monthly work orders.

The Development report was presented by Justine Knapp, Director of Development and discussed by the BOC.

- a) An update was given on staffing and open positions.
- b) An update was given on upcoming plans for 2024.
- c) An update was given on professional development and future trainings.
- d) An update was given on succession planning.
- e) An update was given on ROSS Annual Reporting.
- f) An update was given on the Homeowner's Assistance Fund (HAF).

EXECUTIVE SESSION

Motion by Bill Wright to go into executive session at 5:50 p.m. Seconded by Christopher Keifer. On roll call vote: Ayes – Christine Legband, Alexcia Boggs, Christopher Keifer and Bill Wright. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

Discussion for BOC Comments, Composition Addition, Upcoming Policy Changes and Tenant Concerns.

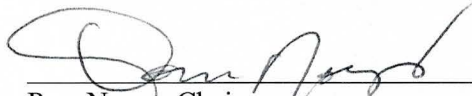
Motion by Bill Wright to come out of Executive Session at 7:01 p.m. Seconded by Christopher Keifer. On roll call vote: Ayes – Bill Wright, Christopher Keifer, Alexcia Boggs and Christine Legband. Nays – None. Abstain – None. Absent – None. Chair not voting. Motion carried.

ADJOURN


There being no further business, the meeting was adjourned at 7:02 p.m. by Chairwoman Pam Noyes.

The next BOC meeting will be held on March 8, 2024 at the Marriott South Sioux City Riverfront in South Sioux City, NE at 5:00 p.m.

APPROVED




Pam Noyes, Chairwoman



Date



Angelica De Anda, Executive Assistant



Date