

**Great Falls Housing Authority
Board of Commissioner's Meeting
May 19, 2022
12:00 PM**

CALL TO ORDER

The Great Falls Housing Authority Board of Commissioners met on Thursday, May 19th, 2022. The meeting was called to order at 12:01 p.m. by Chairperson Fink.

PRESENT: David Fink, Chairperson, Doug Spence, Commissioner, Rosie Kiernan, Commissioner, Rodney Blake, Commissioner & Lyle LaPree, Commissioner.

ALSO PRESENT: Greg Sukut, Executive Director, Chris Tinker, Deputy Director, John Wierzelewski, Facilities Manager, Donna Halbleib, Leasing Supervisor & Carolyn Burg, Administrative Assistant.

ABSENT: Megan Bailly, Vice Chairperson & Terri Sullivan, Commissioner.

PETITIONS

PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

REMODEL OF SIX-PLEX (AMP 1)

The remodel of the 6-plex in Amp MT2-1 went out for bid. We received bids for the Electrical, Plumbing and the Mechanical. We also received bids for the roofing. We have yet to secure a general contractor, demo, painting, concrete, flooring or painting and finishing. All the contractors seem to be overbooked, or short of employees.

AUSTIN HALL (AMP 5)

We had received a bid from A-1 Contracting to repair the roof over the old cafeteria at Austin Hall. I am currently dealing with them to get it fixed right (i.e. stop leaking).

The second new boiler has been ordered for Austin Hall. We plan to have it in and installed before winter, which should show a lower utility cost at that facility.

Kone, has also been out to Austin Hall to do the prep work on the install of the new motor and controller.

SUNRISE (AMP 3)

Dusty's Sprinklers did locate a major puncture in one of the main feeder lines, and repaired it at our Sunrise location. Hopefully, this will prevent the flooding of the Daycare parking lot.

GREAT FALLS HOUSING AUTHORITY ALL SITES

HUD has been here and completed all the inspections on all our Amps.

HOUSING AUTHORITY STAFF

OLD BUSINESS

Approval of January Board Meeting through email. Commissioner Blake made a motion to approve the minutes as written. Chairperson Fink seconded the motion with unanimous approval. Vice Chairperson, Bailly, Commissioners Kiernan and Sullivan abstained.

NEW BUSINESS

The May Board minutes were received and reviewed. Commissioner Spence made a motion to approve the minutes as written. Commissioner Kiernan seconded the motion with unanimous voice approval. Commissioner Blake abstained.

Request for approval of 24 GFHA Housing Choice Vouchers to Project Based Vouchers was received and reviewed. Commissioner Spence motioned to approve 24 GFHA Housing Choice Vouchers to Project Based Vouchers. Commissioner LaPree seconded the motion with unanimous voice approval. Commissioner Kiernan abstained.

Amendment of the Annual PHA Plan was received and reviewed. Commissioner Blake motioned to approve the Amended Annual PHA Plan. Commissioner Spence seconded the motion with unanimous voice approval. Commissioner Kiernan abstained.

Great Falls Housing Authority Project-Based Vouchers ADMIN Plan was received and reviewed. Commissioner Spence motioned to approve Great Falls Housing Authority Project-Based Vouchers ADMIN Plan. Commissioner Blake seconded the motion with unanimous voice approval. Commissioner Kiernan abstained.

Resolution 985 – Approving the Great Falls Housing Authority Section Eight Management Operations Certification. Commissioner Kiernan motioned to approve Resolution 985 Approving the Great Falls Housing Authority Section Eight Management Operations Certification. Commissioner LaPree seconded the motion with unanimous voice approval.

Resolution 986 – Approving Capital Fund Grant MT01P00250122. Commissioner Spence motioned to Approve Capital Fund Grant MT01P00250122. Commissioner Kiernan seconded the motion with unanimous voice approval.

Interior & Exterior Remodel, Building 4A Bids Reviewing & Awarding was received and reviewed and discussion was held.

Electric: Commissioner LaPree motioned to approve Interior & Exterior Remodel, Building 4A Bids to United Electric \$115,600.00. Commissioner Kiernan seconded the motion with unanimous voice approval.

Heating: Commissioner Kiernan motioned to approve Interior & Exterior Remodel, Building 4A Bids to B & B Heating \$59,560.00. Commissioner LaPree seconded the motion with unanimous voice approval.

Insulation: Commissioner Kiernan motioned to approve Interior & Exterior Remodel, Building 4A Bids to Therma Shield \$31,231.00. Commissioner Blake seconded the motion with unanimous voice approval.

Scholarship extension was discussed. Staff has not received any applications for the scholarship by the extended deadline of June 5th, 2022. If the Great Falls Housing Authority staff receives any application, the Commissioner agreed to have the applications emailed to them and they will vote through email.

The Board reviewed cash disbursements for the month of April 2022. Commissioner Kiernan made a motion to ratify cash disbursements for April 2022, (see beginning and ending check numbers). Commissioner LaPree seconded the motion with unanimous voice approval.

BOARD MEMBER REPORTS AND ANNOUNCEMENTS

COMMUNICATIONS

A discussion was held on the Board members with expiring terms: Commissioner Rodney Blake, Commissioner Lyle LaPree and Commissioner Terri Sullivan expire June 30, 2022. Commissioners Blake & LaPree would like to renew their terms. We are reaching out to Commissioner Sullivan for her response. This will be brought back to the Board next month.

Chairperson David Fink let staff know that he possibly will not be here for the next board meeting June.

There being no further business to come before the Board, Commissioner Spence made a motion to adjourn. Commissioner Sullivan seconded the motion. The meeting was adjourned by Chairperson Fink at 1:06 p.m. The next Board meeting will be held on **Thursday, June 16, 2022** at 12:00 p.m.

Respectfully Submitted By:

Approved By:

Greg Sukut, Executive Director

Dave Fink, Chairperson