

**Great Falls Housing Authority
Board of Commissioner's Meeting
January 21, 2016**

CALL TO ORDER

The Great Falls Housing Authority Board of Commissioners met at 1500 Chowen Springs Loop on Thursday, January 21, 2016. The meeting was called to order at 12:13 p.m. by Chairperson Gilbert.

PRESENT: Joe Boyle, Commissioner, Dan Price, Commissioner, Mike McCleary, Vice Chairperson, Cal Gilbert, Chairperson, Jim Weber, Commissioner

ABSENT: Marquita Ogawa, Commissioner, Jon McCarty, Commissioner

ALSO PRESENT: Kevin Hager, Executive Director, Greg Sukut, Deputy Director, Cindy Hoscheid, Administrative Assistant.

PETITIONS

EXECUTIVE DIRECTOR REPORT

ADMINISTRATIVE REPORT

HOLLAND COURT CDBG RENOVATION

Engineering firms have been contacted and a work description is being finalized. Staff hopes to be doing interviews by the end of January.

MT 2-1 BLDGS 6B & 6C REMODEL

Staff will be requesting bids for the remodel of these two buildings. If the weather permits, some of the work could begin. Staff is asking for approval from the Board via e-mail.

TAX ASSESSMENT REQUEST

A request was prepared and delivered to the county treasurer. Please see enclosed submission papers.

SMOKING BAN – 25FT RULE

The Great Falls Housing Authority is in favor of a smoking ban but we would like to see an adjustment in the proposed rule regarding the 25ft rule. The distance should be up to the discretion of the individual PHA due to the architectural (or layout) differences between PHA's.

We believe the objective of the proposed 25ft is to ensure the health and safety of non-smoking tenants when they want to enter their housing, and for 3 of our 4 locations this rule does quite the opposite. One of the unintended consequences is that at our PHA it would force smokers into the public walkways and parking lots which are being used by all of our tenants. A complete non-smoking ban for this particular property would (in the experience of other PHA's) lead to our tenants to cross the street into the residential neighborhood, congregate in

an area out of our control, and create a nuisance. We wish to maintain a good relationship with our neighbors. Another unintended consequence is the lack of accountability of smoker's trash and buds, which usually accompany a group of smokers.

At our already smoke-free apartment building, which features one main entrance, we have a 20ft rule to keep the smokers away from the entrance. However, our other locations do not have one general entrance and the tenants have to use the public walkways and parking lots to move between their vehicles and their housing. In order to protect our tenants from second-hand smoke and potential harassment of congregations of people in public areas we would suggest the back porch area as a smoking-allowed zone. This would also allow us to keep the tenants accountable for any trash related to their smoking habit.

Local decision making has the ability to take into account the reality of the application of the smoking-ban while at the same time achieving the general purpose of the rule. We would suggest a change in language to reflect a minimum distance of smokers from a main entrance, or entrance used by more than one household, but leave it up to the discretion of the local housing authorities.

OLD BUSINESS

NEW BUSINESS

The December Board minutes were received and reviewed. Commissioner Weber made a motion to approve the minutes as written. Vice Chairperson McCleary seconded the motion with unanimous voice approval.

The Annual 2015 Board Minutes were received and reviewed. Vice Chairperson McCleary made a motion to approve the minutes as written. Commissioner Price seconded the motion with unanimous voice approval.

PHAS Designation was received and reviewed. No action required.

The Board reviewed cash disbursements for the month of December, 2015. Commissioner Boyle made a motion to ratify cash disbursements, (see beginning and ending check numbers). Commissioner Weber seconded the motion with unanimous voice approval.

BOARD MEMBER REPORTS AND ANNOUNCEMENTS

COMMUNICATIONS

On-site Technical Assistance Visit from HUD
Audit Report for FYE March 31, 2014

PUBLIC COMMENT

Brad Livingston, president and CEO of the Great Falls Area Chamber of Commerce, was present for the January 2016 Board meeting and made a small presentation.

There being no further business to come before the Board, Commissioner Weber made a motion to adjourn. Vice Chairperson McCleary seconded the motion. The meeting was adjourned by Chairperson Gilbert at 1:07 p.m. The next Board meeting will be held on Thursday, February 18th, 2016 at 12:00 p.m.

Respectfully Submitted By:

Approved By:

Kevin Hager, Secretary

Cal Gilbert, Chairperson