

**DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

DRAFT MEETING MINUTES

Brown Bag Meeting

EXECUTIVE DIRECTORS' CONFERENCE ROOM

1133 North Capitol Street, NE

Washington DC 20002

(Final Minutes will be published once approved)

Commissioner Neil Albert, Chairman
Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri
Commissioner Kenneth Council
Commissioner Jose Ortiz Gaud
Commissioner Bill Slover
Commissioner Nakeisha Neal Jones
Commissioner Frank Lancaster
Commissioner Brian Kenner

BOARD MEMBERS PRESENT

Commissioner Ken Grossinger

BOARD MEMBERS ABSENT

Chairman Albert called the meeting to order on Wednesday, December 13, 2017 at approximately 10:17 am.

CALL TO ORDER

The minutes of the November 11, 2017 brown bag minutes were addressed.

**MEETING MINUTES:
NOVEMEBR 8, 2017**

Chairman Albert requested a motion to close¹ the meeting to discuss Resolution To Authorize a First Amendment to Memorandum of Understanding Predevelopment/Demolition Financing for Barry Farm Redevelopment; Resolution 17-27 - To Authorize the Execution of a Contract for Fire Alarm & Security Systems Preventive Maintenance and Repair Services; Resolution 17-28 - To Authorize the Execution of a Contract for Elevator Preventive Maintenance and Repair Services;

¹ The District of Columbia Housing Authority Board of Commissioners may go into executive session at this meeting pursuant to the District of Columbia Open Meetings Act of 2010, if such action is approved by a majority vote of the Board members who constitute a quorum to discuss matters prohibited from public disclosure pursuant to a court order or law under D.C. Official Code §2-575(b)(2) to discuss the position to be taken in negotiating the price and other material terms of a contract.

Resolution 17-29 – To Authorize the Execution of a Contract for HVAC Preventive Maintenance and Repair Services and Water Treatment Services; Resolution 17-30 – To Authorize the Execution of a Contract for Operations Uniforms and Personal Protection Equipment Services; Resolution 17-32 – To Authorize Amendment to DCHA’s Section 8 Administrative Plan To Allow the Allocation of Project Based Vouchers Without Competitive Process, and To Authorize Allocation of Not More Than 270 Units of Project Based Voucher Operating Subsidy For The Redevelopment of Barry Farm, Kenilworth Courts, Barry Farm and Park Morton; and Resolution 17-34 – To Authorize Energy Capital Improvement Program (ECIP) Phase II Financing which includes discussion of the position to be taken in negotiating the price and other material terms of a contract, pursuant to D.C. Code § 2-575(b)(2). A motion was made a properly seconded.

Chairman Albert reopened the meeting.

Merrick Malone, Director of OCP provided an overview and background to the Committee of resolution 17-33 explaining that the resolution authorizes the Executive Director to execute an amendment, between DCHA and Department of Housing and Community Development (DHCD), increase the funding under the MOU by \$700,000 such that total funding under the MOU would be \$2,400,000. DCHA would provide demolition services in connection with PADD properties. There was discussion regarding the specific sites that DCHA would provide services to DHCD.

Kimberly King of OCP provided an overview and background of resolution 17-35. Chairman Albert stated the demolition application for Barry Farm took 18 months and asked why the approval process takes so long. Ms. King stated that there is just one office at HUD that

RESOLUTIONS:

17-33

TO AUTHORIZE AMENDMENT TO MEMORANDUM OF UNDERSTANDING WITH DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (PROPERTY REHAB/DEMOLITION)

17-35 TO AUTHORIZE SUBMISSION TO HUD OF AN APPLICATION FOR PHASED DEMOLITION AND/OR DISPOSITION APPLICATION FOR PARK MORTON

processes the demolition applications for all 3,000 Housing Authority's nationwide.

Director Garrett stated that the Board retreat will be held February 22 & 23, 2017 and that there is an executive retreat to be held tomorrow to help set goals for next year. The facilitator for the Board retreat has not yet been selected and that any suggestions are welcome. He further added that a new Director of Resident Services has been selected; Mr. Larry Williams a professional resident services leader and former Executive Director who will be starting soon.

EXECUTIVE DIRECTORS' UPDATE

- Chairman Albert took a moment to thank Commissioner Fisher for service and her time spent with the Board. The Board joined in thanking Commissioner Fisher for her service. Commissioner Fisher thanked everyone. He also stated he would acknowledge her at the public meeting.
- Commissioner Vann-Ghasri stated Board members serving more than one term should be offered life insurance and other benefits.
- Commissioner Neal Jones asked the status of the Executive Directors' performance plan. Director Garrett stated that has been finalized.
- Commissioner Lancaster stated that he felt that he should be offered benefits for his 17 years of service.
- Commissioner Council asked what the status of the rent collection vendor is and asked the status of the law suit against HUD for funds owed to DCHA.
- Commissioner Slover thanked Director Garrett for the detailed Board follow up cart provided to the Board.

COMMISSIONERS' ISSUES

The meeting adjourned at approximately 12:07 pm.

ANNOUNCEMENTS AND AJOURNMENT