

**Minutes of
Housing Authority of the City of College Park
Regular Monthly Meeting
January 25, 2018**

Present: Chairperson, John Moore; Vice Chairperson, Betty Rodenhausen;
Commissioners, Robert Catlin, Thelma Lomax and Carl Patterson;
Executive Director, James Simpson; Residents of Attick Towers; Visitors

I. Roll Call:

Ms. Rodenhausen opened the meeting at 2:00 p.m. All Commissioners were present, except for John Moore.

II. Comments-Resident Council:

Chauncey Taylor, Resident Council President stated everything is pretty good, and inquired about the signing of the smoke free policy. Mr. Simpson noted the Board has approved the establishment of the smoke free policy and a final draft is being prepared.

Kyle Wright student attorney of Maryland University, and Susan Benlin, Professor at University of Maryland introduced themselves. They have attended the meeting on behalf of the Resident Council, to observe.

III. Comments-Tenants and General Public:

None.

IV. Chairman's Report:

None.

V. Agenda Changes:

None.

VI. Review and Approval of Financial Report:

The Board reviewed/discussed the financials and bank statements.

(Mr. Moore entered the meeting at 2:08 p.m. Mr. Moore began presiding over the meeting at this time.)

A motion was made by Mr. Catlin and seconded by Ms. Rodenhausen to approve the financial report, as submitted. John Moore, Betty Rodenhausen, Robert Catlin, Thelma Lomax, and Carl Patterson voted for the motion. The motion was unanimously approved by a vote of 5-0.

VII. Decision & Approval of Minutes from Regular Monthly meeting and the Executive Session held on December 20, 2017:

The Board reviewed/discussed the minutes from the regular monthly meeting and the executive session held on December 20, 2017. A motion was made by Mr. Patterson and seconded by Ms. Lomax to approve the minutes from the regular monthly meeting and the executive session held on December 20, 2017, as submitted. John Moore, Betty Rodenhause, Robert Catlin, Thelma Lomax, and Carl Patterson voted for the motion. The motion was unanimously approved by a vote of 5-0.

VIII. Executive Directors Report: Mr. Simpson wished everyone a Happy New Year.

Financial Report: Mr. Simpson discussed various issues, i.e.

- Renovation work to six units. Units should be occupied by February
- Continuing to get the final State inspection of the elevators
- Resident Council Christmas Party held on December 23rd was outstanding
- ROSS Program requesting another document
- Annual City inspection (preliminary report noted minor items)
- HUD lead base paint issue: The HACCP does not have an elderly/disabled designation. A lead paint test has to be performed at Attick Towers.
- Bids have been received to replace the hot water lines. The work will require shutting off the water, and will be performed in March. The process will take about 3 to 4 days. ABM has been selected to do the work because they were the most reasonable bidder and have done previous satisfactory work.
- Roach issues (three treatments have been performed). The treatments went well.
- Issues with current security firm (trouble keeping guards, guards have not shown up, four area commanders in last two years)
- Restoration Center: resume counseling
- Twenty eight units have become vacant since Mr. Simpson has been the Executive Director. The vacancies have occurred because of moving out, residents passing away, and going into nursing homes.

IX. Old Business:

1) Final Smoke Free Program:

The smoke free policy document is being worked on. The lease has been reviewed and will be provided to all residents for signing. A smoking area will be provided to residents at least 50 feet from the building. The Policy and Procedure documents will have to be updated.

X. New Business:

1) Approval of invoices over \$2,000.00:

a. Star Interior: The Board reviewed/discussed an invoice submitted by Star Interior for \$2,410.00. Starr Interior installed carpet in four apartments. A motion was made by Ms. Lomax and seconded by Mr. Patterson to approve the payment of \$2,410.00 to Starr Interior for the installation of carpet in four units. John Moore, Betty Rodenhause, Robert Catlin, Thelma Lomax, and Carl Patterson voted for the motion. The motion was unanimously approved by a vote of 5-0.

XI. Commissioner Comments:

- Mr. Patterson thanked Mr. Simpson for coming into work on a Saturday/Sunday before his vacation.

Mr. Patterson also noted that HUD does not require that a place for residents to smoke be provided, but Mr. Simpson saw fit to provide residents at Attick Towers with a smoking area.

- Mr. Catlin discussed the grocery store LIDL coming to College Park.

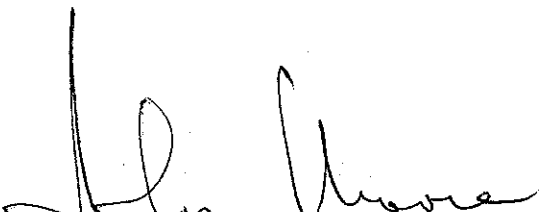
- Mr. Moore inquired about the Quality Inn property.

XII. Agenda items for the next meeting....Next Meeting: February 22, 2018:

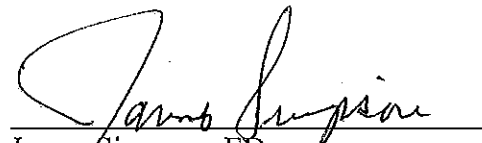
None.

XIII. Adjournment: Executive Session:

A motion was made by Mr. Patterson and seconded by Mr. Catlin to adjourn the regular monthly meeting and go into executive session. John Moore, Betty Rodenhausen, Robert Catlin, Thelma Lomax, and Carl Patterson voted for the motion. The motion was unanimously approved by a vote of 5-0. The regular monthly meeting was adjourned at 2:35 p.m.



John Moore, Chairperson, HACCP



James Simpson, ED

**Minutes of
Housing Authority of the City of College Park
Executive Session
January 25, 2018**

Present: Chairperson, John Moore; Vice Chairperson, Betty Rodenhausen;
Commissioners, Thelma Lomax, Carl Patterson and Robert Catlin;
Executive Director, James Simpson;

I. Roll Call:


Mr. Moore opened the meeting at 2:39 p.m. All Commissioners were present.

II. Administrative Issues: Mr. Simpson discussed various issues with residents, i.e.


- a. Resident: Resident who continues to call the police/fire department has moved out.
- b. Resident: Resident is taking pictures, border line harassment, owes over \$7,000 for grievance award, meeting with attorneys to get some resolution
- c. Resident: Residents have some issues not being addressed, who need to be enrolled with the counseling program. The Restoration Center is doing well, but another entity may need to be obtained to provide closer, and more capacity, and more detail in dealing directly with the residents, Legal advice may need to be obtained to know the level of intervention.

XII. Adjournment: Executive Session – Personnel Matter:

A motion was made by Mr. Catlin and seconded by Ms. Lomax to adjourn the executive session. John Moore, Betty Rodenhausen, Robert Catlin, Thelma Lomax, and Carl Patterson voted for the motion. The motion was unanimously approved by a vote of 5-0. The executive session was adjourned at 2:52 p.m.



John Moore, Chairperson, HACCP



James Simpson, ED