

**HOUSING AUTHORITY OF  
ST. MARY'S COUNTY, MARYLAND  
BOARD OF COMMISSIONERS MEETING**  
Meeting held April 13, 2011

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**MINUTES**

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**Present:** Robert Gant, Jr., Chair, Commissioner  
Jan Barnes, Co-Vice Chair, Commissioner  
Agnes Butler, Commissioner  
Andrew Kozak, Commissioner  
Stephanie Proctor, Commissioner  
Francis Jack Russell, President, BOCC  
Dennis L. Nicholson, Secretary  
Crystal Wojciechowski, Recorder

**Call To Order:**

The meeting was called to order by Dennis Nicholson at 5:58 p.m.

Motion to close the meeting for informal discussion with Commissioner President Francis Jack Russell by R. Gant, seconded by A. Butler. All in favor. Motion carried. Meeting closed.

Motion to re-open the Board Meeting by R. Gant, seconded by J. Barnes. All in favor. Motion carried. Meeting re-opened.

**Consideration of Minutes**

Minutes from the previous Housing Authority Board meeting on February 23, 2011 were reviewed and discussed. Motion to approve minutes for February 23, 2011 by R. Gant, seconded by J. Barnes. All in favor. Motion carried. Minutes approved.

**Resolution 2011-03**

A resolution by the Board of Commissioners of the Housing Authority of St. Mary's County, Maryland to express sincere appreciation to Dennis L. Nicholson for many years of outstanding public service and employment. Motion by R. Gant to unanimously authorize and execute Resolution 2011-03, seconded by S. Proctor. All in favor. Motion carried. Congratulations to Dennis for thirty (30) years of service with the Housing Authority!

**Privatization of the Housing Authority**

An outline response to the Board of County Commissioners (BOCC) has been drafted which, with the permission of the HA Commissioners, D. Nicholson will utilize to craft a draft, formal written response to the BOCC. The letter will state that the Housing Authority Commissioners are open to having a discussion but would like no decisions

made yet. This discussion must be approached logically, responsibly and from a financial standpoint. This path may have the potential for cascading, negative impacts. This privatization is not a done deal, but something that will be discussed at length. R. Gant stated that all the Housing Authority Commissioners need to be on the same page prior to the completion of our response to the BOCC.

D. Nicholson stated that in his first draft he will first state that privatization is a worthy goal, then state the history of HASMC and finally tell the BOCC what HASMC is specifically asking for. Also note, that HASMC believes that “privatization” is the wrong word and that it is too broad for what the BOCC would like to accomplish. Based on John Savich’s response to D. Nicholson, not much will be affected; the County is only concerned with removing HASMC’s FTE (full-time equivalent) positions from the County budget. We must either move away from the word “privatize” or define it specifically in our response.

R. Gant stated that the Commissioners will need to meet again prior to April 30 in a working session to continue working on the final letter to the BOCC. All Commissioners present agreed. A working session will be scheduled later this month.

**House Bill 72**

House Bill 72 which would prohibit landlords from discriminating on a potential tenant based on their income was defeated and was not passed.

**Upcoming Federal Budget Cuts – FFY 2012**

Upcoming news on federal funding is not terribly bad, but will likely be reduced and HASMC may not receive dollar for dollar administrative funding. We will likely be receiving seventy-two cents on the dollar. We may be looking at reducing staff, beginning with temporary staff through Manpower. HASMC currently has grants in with HUD for additional administrative fees, but have not received a response and so HASMC cannot wait for this additional money. It is still too early to know how these national numbers will affect St. Mary’s County.

**Motion to adjourn**

Motion to adjourn by J. Barnes, seconded by A. Kozak. All in favor. Motion carried.

Quorum Broken - Meeting adjourned at approximately 7:15 p.m.

SUBMITTED:

ACCEPTED BY:

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Dennis L. Nicholson, Secretary

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Robert Gant Jr., Chair