

**HOUSING AUTHORITY OF  
ST. MARY'S COUNTY, MARYLAND  
BOARD OF COMMISSIONERS MEETING**  
Meeting held July 14, 2010

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**MINUTES**

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**Present:** Robert Gant, Jr., Chair, Commissioner  
Jan Barnes, Co-Chair, Commissioner  
Joan Gelrud, Co-Chair, Commissioner  
Agnes Butler, Commissioner  
Stephanie Proctor, Commissioner  
Andrew Kozak, Commissioner  
Darlene Johnson, Commissioner  
Dennis L. Nicholson, Secretary  
Crystal Wojciechowski, Recorder

**Call To Order:**

The meeting was called to order by Dennis Nicholson at 5:42 p.m.

**Columbia Commons Presentation**

Michael Smith and Marie Alvey, members of the Columbia Commons Homeowner's Association stopped by our Housing Board Meeting to make the Commissioners aware of some important issues. Michael and Marie only presented their concerns and did not expect answers at that time from D. Nicholson nor the Commissioners. Representatives from Columbia Commons and the Housing Authority have met in regards to their concerns.

Michael stated that he had been working with Beth Fuller to begin to solve some of their concerns, but believed that at this time, it was not enough. After receiving complaints from the Homeowner's Association, the Housing Authority formally responded to all complaints to the Board of County Commissioners. Their concerns included resident behaviors, criminal records of those who received Housing Choice Vouchers, violence in the community, etc. The Housing Authority has identified a main contact person for Columbia Commons from within their Homeowner's Association. Any concerns from the community will go through that one person to the Housing Authority.

In the past, Michael and Marie have contacted the Housing Authority through email. The Commissioners recommended that they continue to communicate with us, but to communicate through certified mail to guarantee we received their correspondence.

### **Consideration of Minutes**

Reviewed and discussed minutes from previous Housing Authority Board meeting in July 2010. Motioned by J. Barnes, Seconded by A. Kozak for approval of the minutes from the meeting held July 14, 2010. Minutes approved.

### **Indian Bridge Apartments Closeout & Ownership Structure**

D. Nicholson updated the Commissioners on the Indian Bridge closeout on July 6, 2010 in Baltimore, MD. Osprey would be acting as managing owner effective in August. Osprey hired HabitatAmerica to do their day-to-day managing, beginning on August 15, 2010. HabitatAmerica currently manages Hunting Creek. The Commissioners were given the new Indian Bridge Ownership Structure handout. D. Nicholson pointed out two new entities created, Indian Bridge LLC and IB HASMC Inc. required in order for the structure of ownership to remain tax compliant.

As Indian Bridge closes, D. Nicholson looked back as to what the Project has accomplished. Most importantly, housing preservation, rehabilitation, while maintaining affordable rents. Even with the rehabilitation, rents have not been increased. The Housing Authority's role in the Project helped to secure affordable housing in our community that might otherwise have been purchased by the private sector, therefore possibly resulting in increased rents.

### **Greenview Village Apartments**

D. Nicholson gave the Commissioners an update on Greenview's sprinkler installation project. Two of the nine buildings will be easy because there are currently no residents living in them. Environmental Homes was unable to secure any bonds or letters of credit and so the Housing Authority has ceased any future discussions with them.

The State said that we need a new general contractor; otherwise, the Housing Authority will lose the State's CDBG grant. A proposed solution to this problem is the possibility that the Housing Authority could become the general contractor on site with oversight by CSBI, Inc. The State responded by stating that they would approve this solution only if the Housing Authority received its contractor's license. If HASMC was not able to do this HASMC would need to give the State another approved contractor. Dennis Anderson Construction is the only State approved contractor. At this time HASMC is waiting on updated budget numbers from Dennis Anderson Construction.

### **Transforming Rental Assistance (TRA) Leverage**

The Commissioners were informed that TRA could become very important and beneficial to the Housing Authority in the future. C. Wojciechowski offered to email to the Commissioners a TRA PowerPoint presentation from HUD's website to give the Commissioners some basic background knowledge of the Program. D. Nicholson will keep the Commissioners informed as things progress.

### **OPEB**

D. Nicholson attached some recent OPEB memos in the Commissioner's packets just for their information. Also note that the Housing Authority will be having future discussions with the Board of County Commissioners in regards to Retiree Health Benefits. The Housing Authority has a list of employees who qualify for Retiree Health Benefits which

may not agree with the County's list. Future discussions with the BOCC will lead to clarification of this list.

**Motion to adjourn**

Motion to adjourn by Robert Gant, Jr., Seconded by Andrew Kozak. All in favor.  
Motion carried.

Quorum Broken - Meeting adjourned at approximately 8:32 p.m.

SUBMITTED:

ACCEPTED BY:

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Dennis L. Nicholson, Secretary

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Robert Gant Jr., Chair