



# Agenda

## *Housing Authority of the City of Kansas City, Kansas*

### **Regular Meeting**

Thursday, April 18, 2019  
12 noon

Administration Office  
1124 N. 9<sup>th</sup> Street

- I. Roll Call
- II. Approval of the Minutes  
Regular Board Meeting March 21, 2019  
(Pages 1—8)
- III. Executive Director's Report  
(Pages 9—27)
- IV. Committee Reports
- V. Receive Comments from Tenants and Public  
Note: The Board will receive public comments during the meeting. Any member of the public wanting to comment on an agenda item or topic not included on the agenda may do so at this time. The Chairman will set a time limit to accommodate all potential speakers.
- VI. New Business Consent Item:
  - A. Resolution No. 2019-05      Scrap Metal Write-Offs  
(Pages 28—30)
- VII. New Business Discussion Items:    None
- VIII. Adjournment

*REMINDER  
REBRANDING PRESENTATIONS  
IMMEDIATELY FOLLOWING*

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Thursday, March 21, 2019  
12 noon

Administrative Bldg.  
1124 N. 9<sup>th</sup> Street

On the 21st day of March 2019 at 12 noon the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matt Watkins, Chairman  
Rev. Jimmie L. Banks, Vice-Chairman  
Jacques Barber, Commissioner  
Rachel Jefferson, Commissioner  
Don Jolley, Commissioner  
P. Anne McDonald, Commissioner  
Timothy J. Rhodes, Commissioner  
Denise Tomasic, Commissioner  
Linda Warner, Commissioner  
Charles Wilson, Commissioner  
Cardelia Walker, Commissioner

ABSENT: Alvin Sykes, Commissioner

ALSO PRESENT: Milton Scott, Executive Director  
Cherrie Escobar, Director of Section 8  
Melinda Linnell, Director of Housing Management  
Julio Marino, Jr., User Support/Inventory Clerk  
Sharron Davis-Mays, Self-Sufficiency Coordinator  
Benice Meeks, Assistant Director of Finance  
Jacqueline D. Randle, Executive Services Manager  
Caroline Rogers, Director of Finance  
Anthony J. Shomin, Director of Facilities Management  
Kendra Tyler, Asst. Director of Housing Management  
Robin Palmgren, Wyandotte Towers resident

\*\*\*\*\*

Chairman Watkins called the meeting to order and roll call was taken.

\*\*\*\*\*

Chairman Watkins asked for a correction to the minutes on the bottom of page one, John Hopkins should be listed as a resident of Glanville Towers. With that correction being made, Chairman Watkins asked for a motion to approve the minutes. Commissioner McDonald made a motion to approve the minutes of February 21, 2019. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Jolley, McDonald, Rhodes, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Barber, Jefferson, Sykes

ABSTAIN: None

Motion carried.

\*\*\*\*\*

### **Executive Director's Report**

- Mr. Scott noted that pages 7—23 of the board packet contain his written report.
- Mr. Scott and Ms. Linnell met with the Public Housing Resident Council (PHRC) to discuss the neighborhood watch program and having firearms on housing authority property, given the new state law.
- Mr. Scott, staff and Chairman Watkins had a telephone conference with the HUD Field Office in regard to financing the maintenance facility and administrative office building.
- Mr. Scott, staff and Commissioners Jefferson, Sykes and Walker met with HUD's Field Office to discuss the Envision Center Initiative.
- Mr. Scott and staff met with the American Indian Enterprise Business Council and Unified Government staff to establish a MOU and work together to strengthen our Section 3 program.
- Deborah Thompson, staff member, was thanked for preparing the recognition for Woman's History Month. Commissioner McDonald was recognized at the community college last year and a table was prepared in the boardroom to display this honor.
- In addition to the Executive Director's report, the following handouts were disturbed to the Board: Woman's Equality Day bookmark, HUD letter regarding the Annual Plan submission approval, NAHRO article discussing Trump Administration proposed cuts for public housing, our response for reasonable accommodations requested at last month's board meeting, finance committee report, email regarding the Police Athletic League and the monthly Public Housing Occupancy Report.
- The firearms information was provided under separate cover. New signage has been updated to have the agency comply with the new state law. Commissioner McDonald questioned who would handle compliance.

Mr. Scott noted it would begin with the Property Manager and go up from there. The Board discussed security measures in place on housing authority properties.

- Vice-Chairman Banks asked about the PAL program (Police Athletic League of Kansas City, Kansas) requirements and Ms. Davis-Mays explained that students would need a 2.0 GPA or have measures in place to show they are working toward achieving a 2.0 GPA.
- Commissioner Barber noted that House Bill 23-84 addresses guns owned by individuals in subsidized housing and their ability to discharge firearms on public property. He will follow-up to see what happens with this in relationship to public housing. Chairman Watkins advised coming up with a statement to respond to this matter if it comes to the floor. Commissioner McDonald noted we must act quickly when dealing with our legislature.
- *Commissioners Barber and Jefferson arrived during the Executive Director's report.*

\*\*\*\*\*

Vice-Chairman Banks recognized Ms. Linnell for her 42 years of service to the Housing Authority.

\*\*\*\*\*

## **Committee Reports**

Chairman Watkins called for committee reports.

### Bylaws

Commissioner Barber did not provide a report. He offered that House Bill SB-150 has to do with tenants in housing who are victims of domestic violence, sexual assault, human trafficking, stalking or anything like that, could not be denied access to housing nor could they be evicted. He asked the Board to pay attention to what happens with this bill. Mr. Scott noted that we adhere to the federal Violence Against Women Act (VAWA) which generally trumps state law. Chairman Watkins advised the Board that Commissioner Barber was elected Chairman of the local Democrat Central Committee.

## Finance

Commissioner McDonald provided the Board with a written report. She offered that the budget resolution is on the agenda today. The budget was prepared on an expected subsidy of 92 percent. An increase is expected in net income from an increase in Capital Funds and increasing rates for maintenance services. She noted that Commissioner Rhodes suggested budgeting at 90 percent subsidy and putting any extra money into building the agency's reserves. Commissioner McDonald noted a high delinquency rate last month and that Ms. Mays would work with the residents. However, Mr. Scott advised that Ms. Mays' duties have shifted and we are looking to find grant money to help in this area. The occupancy rate and its affect on the PHAs score were discussed. Chairman Watkins suggested providing incentives to having residents pay on time. Mr. Rogers noted an increase in expenses, but with a subsidy rate of 92 percent, we should be able to put \$75,000 in the budget for an up to 3 percent merit increase; but more information is needed to determine if the money there. Commissioner McDonald noted there was a discussion to reward employee longevity. A law firm was hired to process our evictions which increased legal expenses. Health insurance is expected to increase, so they agency may look at plan changes. Other insurance for property and general liability has gone up about 7 percent. Increased security was discussed. Vehicles are now being leased. Utilities continue to be a major expense. Commissioner McDonald suggested energy using panels on the new facility. Commissioner Jefferson suggested finding ways to become more climate-resilient. She added there is work being done around St. Margaret's Park and she would like to see this expanded. In a final note, Commissioner McDonald advised that the agency has access to Public Information Center (PIC) and has found additional income which affects the rent amount.

Commissioner Jolley questioned the delinquency rate. Ms. Linnell noted that we can file a delinquency when the delinquent amount reaches \$500. However, residents can enter into a repayment agreement to satisfy the delinquency. About 45-55 residents a month go to delinquency and about 25 residents are scheduled to go to court, but generally only half or 10-12 residents make it through the entire process and are evicted. The Board discussed counseling and other services that are provided to tenants to keep them off the delinquency list. Ms. Linnell concluded that residents would have to pay their debt to this agency before being housed with another agency. Mr. Scott further touched on the importance of reporting increases in income. Chairman Watkins noted there is a safety network or resources in this community to help with hardships. Commissioner Barber expressed that he was glad to hear we are working with individuals when they have difficulties in paying their rent. He further offered that Medicaid expansion was voted out of the House and is headed to the Senate which will help our residents.

#### Inclusion and Public Information

Commissioner Warner's noted the Inclusion and Public Information Committee would meet in April.

#### Personnel

Vice-Chairman Banks noted the Personnel Committee they did not meet.

#### Development and Improvement

Commissioner Rhodes indicated the Development and Improvement Committee met last month to discuss an RFP that was sent out last month. They will meet again on March 27, 2019.

#### Resident Participation

Commissioner Wilson indicated the Resident Participation Committee will meet on March 24, 2019.

#### Executive

Chairman Watkins noted the Executive Committee did not meet.

#### Community Housing Investment Group (CHIG)

CHIG will meet again in April, as they meet quarterly.

\*\*\*\*\*

#### Public Comments

There were no public comments.

Vice-Chairman Banks asked if there were service dogs at any sites (*referring to the comment made last month.*) Ms. Linnell indicated there were service dogs at two or three high-rises, but mostly at Welborn Villa and the low-rise at Wyandotte Towers. There is no service dog at Glanville Towers. Vice-Chairman Banks suggested there should be a distinction between a service dog and a pet. Ms. Linnell noted this is explained early in the process to applicants. Upon questioning from Commissioner Warner, it was noted that emotional support and service animals are treated the same.

\*\*\*\*\*

### **New Business Consent Item**

Resolution No. 2019-02, authorizing a collection loss write off, was introduced.

Commissioner Warner asked about AMPs K1-56 and K1-57 noting there was an upward trend in those areas. Ms. Linnell indicated these properties were mixed housing and HUD's PIC program began reporting discrepancies in October. This unreported income, occurring primarily in the family sites, has caused the numbers to go up.

Commissioner Rhodes made a motion to approve Resolution No. 2019-02. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, Jolley, McDonald, Rhodes, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Sykes

ABSTAIN: None

Motion carried.

### **RESOLUTION NO. 2019-02—COLLECTION LOSS WRITE-OFFS**

\*\*\*\*\*

### **New Business Discussion Items:**

Resolution No. 2019-03, authorizing a contract for common area HVAC improvements at Glanville Towers located at 730 Nebraska Avenue in Kansas City, Kansas with Envirotech Heating and Cooling, was introduced.

This resolution passed without discussion.

Commissioner Rhodes made a motion to approve Resolution No. 2019-02. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, Jolley, McDonald, Rhodes, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Sykes

ABSTAIN: None

Motion carried.

RESOLUTION NO. 2019-03—AUTHORIZE A CONTRACT FOR COMMON AREA HVAC IMPROVEMENTS AT GLANVILLE TOWERS LOCATED AT 730 NEBRASKA AVENUE IN KANSAS CITY, KANSAS WITH ENVIROTECH HEATING AND COOLING

\*\*\*\*\*

Resolution No. 2019-04, authorizing PHA Board Resolution Annual Operating Budget, was introduced.

Ms. Rogers presented the Annual Operating Budget. She indicated that the total agency net income is expected to be \$1.4 Million and compared this figure to last year's budget of \$1.1 Million. There is an increase of \$280,678 compared to last year. The COCC is projected to have a deficit of \$125,685. Section 8 is showing a positive cash flow of \$35,372 and Public Housing a positive cash flow of \$1.5 Million. Significant changes causing the increase are more Capital Funds being used for Operating Funds. The budget was prepared using subsidy information from last year due to the government shutdown. Information was provided this week and is being updated. A revised budget will be presented to the Finance committee, possibly in April. We are currently using a 92 percent proration. There was also a fee increase in maintenance. She noted that to minimize the deficit of \$125,685 we will look closely at the maintenance charges. (Commissioner Rhodes exits.) Ms. Rogers showed the 2019 budget and projections for the 2020 budget. She then went over specific line items on the projected budget.

Vice-Chairman Banks asked Ms. Rogers how she would rate our fiscal health. Ms. Rogers responded that she has not reviewed the balance sheet to look at the ratios and did not know yet as she has only been with the agency for a month and a half. Her goal is to get through the year-end close which should take about two months. She will then have a better understanding of where we are fiscally.

Chairman Watkins noted there is the potential for changes in Congress and with projected revenue increases we could afford to spend \$75,000 for merit increases and he was favor of including a merit increase with this budget. There was no COLA in the budget. Chairman Watkins suggested using the resources we have to reward staff.

Commission McDonald made a motion to approve Resolution No. 2019-04 with the authority to add a merit increase of up to 3 percent. Commissioner Barber seconded the motion and the following vote was recorded:

YES: Banks, Barber, Jefferson, Jolley, McDonald, Tomasic, Walker, Warner, Watkins, Wilson

NAYS: None

ABSENT: Rhodes, Sykes

ABSTAIN: None



Motion carried.

RESOLUTION NO. 2019-04—PHA Board Resolution Annual Operating Budget.

\*\*\*\*\*

With no further business, Chairman Watkins asked that the meeting be adjourned and it passed unanimously.

---

Matt Watkins, Chairman

---

Milton Scott, Executive Director

## Executive Director's Report

April 18, 2019

1. **March 11, 2019** I met with Mr. Jeremy Whitt, NetGivers, concerning Delaware Highlands Assisted Living (DHAL). It is part of an ongoing meeting with DHAL staff to stay in touch with them regarding its operations.
2. **March 12, 2019** I participated in a telephone call with the Mr. Jason Mohr, Regional Administrator and other local HUD Field Office staff; Mr. Edwin Lowndes, Executive Director of the Housing Authority of Kansas City (HAKC); and Mid-America Regional Council (MARC) representatives to explore philanthropic outreach activities to support Kansas City, Missouri and Kansas City, Kansas EnVision Centers.
3. **March 14 2019** I met with Dr. Greg Mosier, President/Kansas City Kansas Community College (KCKCC) and Ms. Tami Bartunek, Chief Marketing and Outreach Officer/ KCKCC, as part of a meet and greet with community leaders. In addition to providing them with information about KCKHA, we also discussed the need to work together on common interests. We agreed to keep the dialogue going.
4. **March 19, 2019** I meet with Dr. Charles Foust, Superintendent/Unified School District (USD) 500 and Mr. Dennis Covington, Chief Financial Officer /USD 500, as part of a meet and greet with local leadership in the community. In addition to providing them with information about KCKHA, we discussed upcoming joint program activities.
5. **March 20, 2019** Jerry Glavin and I attended a pre-employer workshop with Workforce Partnership (one of our community partners) about the possibility of offering a work experience opportunity for participants who complete the Workforce Center ConstructKC program. ConstructKC offers a Second Chance for Success for ex-offenders.

U.S. Rep. Sharice Davids, (D-Kansas), Third Congressional District, held an open house at her new Wyandotte and Johnson County office locations. While in Kansas City, Kansas; Representative Davids toured and met with YouthBuild students and its Advisory Board. KCKHA staff members Jerry Glavin, Sharron Davis-Mays and I attended the event.

6. **March 26, 2019** Melinda Linnell and Kendra Tyler attended the Resident Participation committee meeting held at Glanville Towers.
7. **March 27, 2019** Department Directors and I attended the Development and Improvement committee Meeting. The committee discussed the financial status of the new Maintenance Facility and Administrative Office along with bond

financing, and received an update on the 2019 Capital Fund Program (CFP). Also, there was discussion about the Request for Qualification (RFQ) for rebranding and marketing, the KCKHA and Community Invest Group (CHIG) partnership, a Request for Qualification (RFQ) for Development Services to include conducting a physical needs assessment, and exploring renewable energy consumption programming, e.g., solar, wind, etc.

8. The following monthly reports:
- A. Statement of Funds
  - B. Delinquency Report
  - C. Disbursements over \$1,000
  - D. Operating Receipts and Expenditures
  - E. Maintenance Report
  - F. Occupancy Report
  - G. Modernization Report
  - H. Resident Initiative Report
  - I. Section 8 Utilization Report
  - J. Monthly Move-in and Move-outs



---

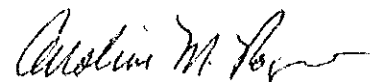
Milton Scott  
Executive Director

**Kansas City, Kansas Housing Authority**  
**Statement of Funds Available**  
**For the Period Ended March 31, 2019**

Description	Rate <sup>(a)</sup>	Maturity Date	Amount	Bank
General Fund Account	0.15%		\$974,755.61	Liberty
Payroll Account	0.00%		\$8,996.36	Liberty
ACH Pymt Account	0.15%		\$3,109.46	Liberty
Rent Depository Account	0.00%		\$1,433,211.25	Bank of Labor
Rent Bank Deposit Accounts	0.75%		\$157,196.64	Various
Homeless Prevention Program	0.75%		\$5,592.74	Bank of Labor
Sponsorship Program	0.75%		\$20,363.95	Bank of Labor
Section 8 Checking	0.00%		\$47,541.75	Bank of Labor
EPC Replacement Reserve Acct	0.15%		\$38,692.22	Liberty
Community Hsg Inv Group			\$658,512.14	Liberty
KCKHA Debt Service Account			\$851,665.82	Deutsche Bank
CD#120245349	1.49%	08/26/19	\$500,000.00	Bank of Labor

(a) Represents Rates as of April 11, 2019 provided by Banks.

Note: Amounts reflect balances from month-end statements. Reconciliation of outstanding checks will adjust account balances, accordingly.

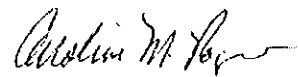


Caroline M. Rogers  
Director of Finance

**Kansas City, Kansas Housing Authority  
Delinquency in Accounts Receivable  
For the Month of March 2019**

---

	<b>Rent &amp; Other Charges</b>	<b>Repayment Agreements</b>	<b>Net Total</b>
Accounts Receivable (Amounts Delinquent)	\$257,975.12	(\$122,125.11)	\$135,850.01
 Total Charges to Tenants for Month			 \$456,023.87
 Delinquency Ratio			 29.79%
 Petitioned to Court			 <u>29</u>
 Praecipies Issued			 <u>12</u>
 Evictions			 <u>8</u>
 Pending Evictions			 <u>0</u>



Caroline Rogers  
Director of Finance

*Schedule C - Expenses Over \$1,000*

**Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of MARCH'19

**\*CONTRACT COSTS\***

Titan Protection & Consulting	\$13,722.06
-------------------------------	-------------

**\*MAINTENANCE COSTS\***

Carpet Corner Inc	\$3,980.60
Donisha Henderson dba	\$1,050.00
Ferguson Enterprises Inc	\$1,972.42
Home Depot Supply	\$7,733.93
Johnson Controls, Inc	\$2,336.39
Lowes	\$2,689.77
Major Abatement & Demolition Inc	\$40,270.00
Martin Mechanical Corporation	\$8,467.34
Martin Mechanical Corporation	\$3,836.14
McAnany Construction Inc	\$1,925.00
McCray Millwork	\$1,183.82
Minnesota Elevator Inc	\$4,355.76
Oscar's Maintenance Service Corp., LLC	\$1,950.00
Oscar's Maintenance Service Corp., LLC	\$1,705.00
Oscar's Maintenance Service Corp., LLC	\$1,705.00
PCS	\$1,122.95
Plumbmaster	\$1,608.12
Plumbmaster	\$1,044.90
Precision Plumbing & Construction	\$2,891.00
R.F. Fisher Electric Co	\$2,000.00
Sherwin Williams Co	\$3,598.41
Sherwin Williams Co	\$3,542.25
Smallwood Locksmiths Inc	\$2,009.94
SOS Pest Control	\$2,250.00
Stanion Wholesale Electric Co	\$4,156.30
Stanion Wholesale Electric Co	\$2,363.39
Strasser Hardware	\$3,025.75
Supplyworks	\$1,503.98
Supplyworks	\$1,368.47
Sutton Remodeling LLC	\$1,950.00
Sutton Remodeling LLC	\$1,400.00
Three Sons Painting LLC	\$8,810.00
Three Sons Painting LLC	\$4,620.00
Ussery Body Shop	\$1,151.60
Waste Management	\$6,636.17

*Schedule C - Expenses Over \$1,000*

**Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of MARCH'19

**\*MISCELLANEOUS COSTS\***

All Makes Machine Inc	\$2,323.00
American Express	\$2,808.58
AT&T	\$6,519.00
AT&T	\$2,020.78
Enterprise FM Trust	\$2,268.78
Evans & Mullinix, PA	\$6,616.50
GFI Digital	\$5,355.00
Online Information Service	\$1,014.00
PayLease, LLC	\$1,617.65
Staples Advantage	\$1,269.95
Time Warner Cable	\$1,226.81
U.S Bank Equipment Finance	\$2,961.85
Utility Management Services	\$1,800.00
WEX Bank	\$3,831.48
William H. Hutton, Attorney at Law	\$2,100.00
William H. Hutton, Attorney at Law	\$1,950.00

**\*OTHER GRANT COSTS\***

Cypress Media LLC (Kansas City Star)	\$1,312.80
Davidson & Associates Inc	\$10,215.94
Kansas City Testing	\$3,359.25
Minnesota Elevator Inc	\$77,302.80
Thompson Design Consultants	\$3,951.09

**\*PAYROLL COSTS\***

Aetna	\$103,509.06
Colonial Life & Accident Ins	\$4,340.34
Delta Dental	\$4,678.58
Kansas Payment Center	\$1,191.65
Kansas Payment Center	\$1,191.65
KPERS Retirement System	\$32,095.16
KPERS Retirement System	\$31,354.66
Nationwide Retirement	\$2,664.08
Nationwide Retirement	\$2,661.08
UMB Health Savings Acct.	\$3,737.13
UMB Health Savings Acct.	\$3,637.13

*Schedule C - Expenses Over \$1,000*

**Kansas City, Kansas Housing Authority**

Payments Over \$1,000.00

For The Month of MARCH'19

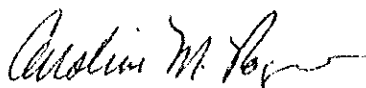
**\*INTERBANK TRANSFERS\***

Liberty Gen Fund to Payroll Transfers	\$182,100.00
Liberty Gen Fund to Payroll Transfers	\$175,800.00
Liberty Gen Fund to ACH Transfers	\$38,600.00
Liberty Gen Fund to ACH Transfers	\$37,700.00
Liberty Gen Fund to ACH Transfers	\$1,617.65
Liberty Gen Fund to ACH Transfers	\$1,014.00
Bank of Labor Gen Fund to Liberty Gen Fund	\$500,000.00

**\*UTILITIES COSTS\***

Atmos Energy	\$3,424.34
Board of Public Utilities	\$99,497.05
Board of Public Utilities	\$57,725.52
Board of Public Utilities	\$40,784.64
Board of Public Utilities	\$26,879.17
Constellation New Energy-Gas	\$16,703.02
Kansas Gas Service	\$28,889.12
Kansas Gas Service	\$17,141.13
Kansas Gas Service	\$7,864.82

\$1,724,562.70



Caroline M. Rogers  
Director of Finance



**Kansas City, Kansas Housing Authority**  
**Operating Receipts and Expenditures**  
**For Period Ending February 28, 2019**

	CEN OFFICE YR TO DATE	% 92%	CEN OFFICE BUDGET	PUBLIC HSG YR TO DATE	% 92%	PUBLIC HSG BUDGET	SECTION 8 YR TO DATE	% 92%	SECTION 8 BUDGET
<b>OPERATING INCOME:</b>									
Dwelling Rent				\$4,354,086.04	87%	\$5,022,844.00			
Fraud Recovery Income									
Interest Income	\$3,732.26	485%	\$770.00	\$4,783.96	206%	\$2,320.00			
Tenant Income				\$313,335.65	94%	\$334,049.00			
Other Income	\$378,046.89	152%	\$249,029.00	\$143,977.56	31%	\$467,384.00	\$5,367.58	895%	\$600.00
Fee for Services - COCC	\$1,779,901.22	85%	\$2,089,036.00						
Management Fees	\$1,635,807.06	74%	\$2,206,500.00						
Total Operating Income	\$3,797,487.43	84%	\$4,545,335.00	\$4,816,183.21	83%	\$5,826,597.00	\$5,367.58	895%	\$600.00
Operating Subsidy				\$7,738,892.00	106%	\$7,322,102.00			
Prior Year Subsidy									
Section 8 Admin Fees							\$677,164.00	86%	\$787,038.00
<b>Total Operating Receipts</b>	<b>\$3,797,487.43</b>	<b>84%</b>	<b>\$4,545,335.00</b>	<b>\$12,555,075.21</b>	<b>95%</b>	<b>\$13,148,699.00</b>	<b>\$682,531.58</b>	<b>87%</b>	<b>\$787,638.00</b>
<b>OPERATING EXPENSES:</b>									
Administrative Salaries	\$762,563.51	84%	\$908,176.00	\$897,415.50	93%	\$967,908.00	\$244,436.11	85%	\$289,045.00
Management Fees				\$1,357,347.06	85%	\$1,596,006.00	\$278,460.00	84%	\$330,467.00
Other Admin Expenses	\$177,352.73	113%	\$156,584.00	\$226,844.21	122%	\$186,481.00	\$30,864.99	126%	\$24,440.00
<b>Tenant Services</b>									
Resident Assoc Expenses				\$13,037.03	52%	\$24,904.00			
Other Expenses				\$13,454.49	81%	\$16,588.00			
<b>Total Utilities</b>	<b>\$52,654.63</b>	<b>154%</b>	<b>\$34,237.00</b>	<b>\$2,304,263.87</b>	<b>93%</b>	<b>\$2,470,406.00</b>			
Maintenance Salaries	\$1,454,709.77	88%	\$1,661,874.00	\$1,088,169.25	89%	\$1,216,267.00			
Maint Materials	\$503,237.08	83%	\$609,529.00	\$149,312.88	65%	\$229,320.00	\$1,609.20	66%	\$2,433.00
Fee for Services - COCC				\$1,779,901.22	85%	\$2,089,036.00			
Other Maint Contracts	\$368,348.75	298%	\$123,601.00	\$1,046,134.73	113%	\$928,800.00	\$4,752.13	491%	\$968.00
Security Salaries									
Other Security Expense	\$60,153.25	79%	\$75,800.00	\$151,190.54	58%	\$262,131.00			
Insurance	\$172,809.41	155%	\$111,648.00	\$438,843.93	96%	\$458,474.00	\$19,413.30	93%	\$20,845.00
Terminal Leave Payments									
Employee Benefit Contributions	\$839,264.64	95%	\$884,327.00	\$821,003.52	112%	\$735,469.00	\$90,916.48	93%	\$97,329.00
Collection Losses				\$56,407.37	30%	\$187,980.00			
Interest Expense				\$617,300.42	99%	\$623,534.00			
Other General Expense	\$32,805.41	1640%	\$2,000.00	\$1,781.52	28%	\$6,322.00	\$15,624.32	81%	\$19,290.00
<b>Total Routine Expenses</b>	<b>\$4,423,899.18</b>	<b>97%</b>	<b>\$4,567,776.00</b>	<b>\$10,962,407.54</b>	<b>91%</b>	<b>\$11,999,626.00</b>	<b>\$686,076.53</b>	<b>87%</b>	<b>\$784,817.00</b>
Extraordinary Maintenance									
Depreciation Expense									
Contracts									
Casualty Losses - Net									
<b>Total Operating Expenses</b>	<b>\$4,423,899.18</b>	<b>97%</b>	<b>\$4,567,776.00</b>	<b>\$10,962,407.54</b>	<b>91%</b>	<b>\$11,999,626.00</b>	<b>\$686,076.53</b>	<b>87%</b>	<b>\$784,817.00</b>
Prior Year Adjustments									
<b>Total Operating Expenditures</b>	<b>\$4,423,899.18</b>	<b>97%</b>	<b>\$4,567,776.00</b>	<b>\$10,962,407.54</b>	<b>91%</b>	<b>\$11,999,626.00</b>	<b>\$686,076.53</b>	<b>87%</b>	<b>\$784,817.00</b>
<b>Gain/(Loss) from Operations</b>	<b>(\$626,411.75)</b>		<b>(\$22,441.00)</b>	<b>\$1,592,667.67</b>		<b>\$1,149,073.00</b>	<b>(\$3,544.95)</b>		<b>\$2,821.00</b>

\*\*\* February is the 11th month of the Fiscal Year Ending March 31st

\*\*\* Percentage 91.67% or 11/12s of the year

\*\*\* COCC New Facility Purchase &amp; Reno Expenses

\*\*\* Section8 Wait List Implementation

  
 Caroline Roger  
 Director of Finance

**KANSAS CITY, KANSAS HOUSING AUTHORITY  
MAINTENANCE REPORT  
FOR THE MONTH OF MARCH 2019**

**CUSTOMER SERVICE & SATISFACTION SURVEY - MARCH 2019**

Date	Vacant Unit Work Orders	Service Work Orders	Work Orders Closed	Residents Contacted	Favorable	Unfavorable	No Response
03/01/19	119	9	128	5	5	0	4
03/02/17	64	12	76	7	7	0	5
03/03/17	71	8	79	5	5	0	3
03/06/17	74	13	87	3	3	0	10
03/07/17	78	13	91	6	6	0	7
03/08/17	54	15	69	8	8	0	7
03/09/17	78	11	89	6	6	0	5
03/10/17	69	10	79	5	5	0	5
03/13/17	74	9	83	5	5	0	4
03/14/17	41	12	53	6	6	0	6
03/15/17	82	12	94	3	3	0	9
03/16/17	31	10	41	2	2	0	8
03/17/17	152	8	160	5	5	0	3
03/20/17	63	15	78	6	6	0	9
03/21/17	58	18	76	5	5	0	13
03/22/17	67	8	75	3	3	0	5
03/23/17	67	7	74	3	3	0	4
03/24/17	47	6	53	4	4	0	2
03/27/17	104	12	116	5	5	0	7
03/28/17	33	9	42	2	2	0	7
03/29/17	97	10	107	5	5	0	5
03/30/17	82	13	95	6	6	0	7
03/31/17	86	7	93	4	4	0	3
<b>TOTAL</b>	<b>1,554</b>	<b>180</b>	<b>1,734</b>	<b>84</b>	<b>84</b>	<b>0</b>	<b>96</b>
			(a)	(c)	(d)	(b)	

These percentages are based on work orders completed in occupied units only and does not include work orders for vacant unit preparation.

- (a) Residents Contacted 47% of the service work orders completed
- (b) No Response 53% of the service work orders completed
- (c) Favorable Response 100% of the residents contacted
- (d) Unfavorable 0% of the residents contacted

\* Unfavorable responses result in a second work order being generated to resolve problem, followed up by a call from the Clerk Dispatcher.

	Family	Elderly	Total
Total Vacancy	89	61	150
Units in Mod	11	28	39
Fire Units	4	0	4
Rentable Units	74	33	107
Move-Ins	10	17	27
Move-Outs	10	18	28
Units Available	0	0	0
Units Readied in MAR	10	14	24

## REPORT F

## March 2019 Occupancy Report

PROJECT	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	% OCCUPIED CURRENT	% OCCUPIED PRIOR
K1-1 *(6) (13) JUNIPER GARDENS	265	174	91	66%	66%
K1-2 (1) ST. MARGARETS PARK	100	99	1	99%	98%
K1-3(1) CYRUS K. HOLIDAY	60	59	1	98%	97%
K1-4*(26) (6) WYANDOTTE TOWERS	302	249	53	82%	84%
K1-5*(2) (1) BELROSE MANOR	90	85	5	94%	96%
K1-6 Elderly DOUGLAS HEIGHTS	101	98	3	97%	88%
K1-6 (3) Family DOUGLAS HEIGHTS	99	96	3	97%	97%
K1-7 (1) SCATTERED SITES	24	23	1	96%	96%
K1-9 (1) SCATTERED SITES	30	29	1	97%	97%
K1-10 *(2) SCATTERED SITES	42	40	2	95%	93%
K1-11 (2) GRANDVIEW PARK	40	38	2	95%	95%
K1-12 (2) CHALET MANOR	66	63	3	95%	97%
K1-13 WELBORN VILLA	80	80	-	100%	100%
K1-14 (1) BETHANY PARK TOWERS	153	151	2	99%	99%
K1-15 *(5) SCATTERED SITES	20	15	5	75%	75%
K1-17*(1) GLANVILLE TOWERS	108	102	6	94%	96%
K1-18 ROSEDALE TOWERS	122	120	2	98%	98%
K1-20 WESTGATE TOWERS	163	162	1	99%	97%
K1-21 SCATTERED SITES	8	8	-	100%	100%
K1-22 WESTGATE VILLA	20	20	-	100%	100%
K1-23 SCATTERED SITES	38	38	-	100%	100%
K1-24 (3) PLAZA TOWERS	115	112	3	97%	97%
K1-25 SCATTERED SITES	12	12	-	100%	100%
Sub-Total before Adjustments	2,058	1,874	184	91%	91%
Less: # of Deprogrammed Units	31		31		
Less: # of Units Under Modernization	46		46		
Total Units Available for Occupancy	1,981	1,874	107	95%	95%

(\*) Modernization units

## **MODERNIZATION AND DEVELOPMENT REPORT APRIL 2019**

### **CAPITAL FUND PROGRAM 2013**

The funding amount for this program is \$2,404,182.00. The public hearing and final budget were presented to the residents on December 5, 2012. The Capital Fund Program 2013 was approved at the December 20, 2012 Board Meeting. Approval of the 2013 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. Architect and engineering firms have been selected to complete work under this program. All work has been completed.

The following projects are completed: K1-7 Scattered Sites Exterior Repair, Painting, and Gutter Replacement (3 Buildings), K1-21 Scattered Sites HVAC Replacement, K1-14 Bethany Park Tower Retaining Wall Replacement, K1-6HR Douglas Heights High Rise, K1-24 Bethany Park Tower, K1-18 Rosedale Tower, K1-24 Plaza Tower Surge Suppression, K1-14 Bethany Park Tower Domestic Water Pump Booster. K1-9 Scattered sites parking lot improvements. K1-23 Scattered Sites exterior repair, painting and lighting. K1-20 Westgate Tower Interior Modernization (Phase III, Floors 4, 5 and 6).

All funds in the 2013 Capital Fund Program have been obligated and expended. This program is being prepared for close-out.

### **CAPITAL FUND PROGRAM 2014**

The funding amount for this program is \$2,735,146.00. The public hearing and final budget were presented to the residents on December 4, 2013. The Capital Fund Program 2014 was approved at the December 19, 2013 Board Meeting. Approval of the 2014 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. A/E firms have been selected. Construction plan preparation is complete and all work has been completed.

The following project is complete: K1-4 Wyandotte Tower Carpet Replacement; K1-20 Westgate Tower Interior Modernization Phase IV, Floors 1, 2 & 3, and K1-54 Scattered Sites (15) Playground Improvements.

All funds in the 2014 Capital Fund Program have been obligated and expended. This program is being prepared for close-out.

## **CAPITAL FUND PROGRAM 2015**

The funding amount for this program is \$2,783,028.00. The public hearing and final budget were presented to the residents on December 3, 2014. The Capital Fund Program 2015 was approved at the December 18, 2014 Board Meeting. Approval of the 2015 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. A/E firms have been selected. Construction plan preparation is underway.

The following project is complete: K1-57 Westgate Tower(20), Window Improvement; K1-54 Scattered Sites (23), HVAC Improvements.

## **2015 EMERGENCY SAFETY AND SECURITY GRANT**

The Housing Authority applied for and was awarded an Emergency Safety and Security Grant. The funding amount for this grant is \$250,000.00. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD. This funding will be used for security camera improvements at four of our tower developments: Wyandotte Tower, Bethany Park Tower, Douglas Heights, and Westgate Tower.

The following project is complete: K1-55, Wyandotte Tower, K1-56 Bethany Park Tower and Douglas Heights High-rise, and K1-57, Westgate Tower Security Camera Improvement.

All funds in the 2015 Emergency Safety and Security Grant have been obligated and expended. This program is being prepared for close-out.

## **CAPITAL FUND PROGRAM 2016**

The funding amount for this program is \$2,910,265.00. The public hearing and final budget were presented to the residents on December 2<sup>nd</sup>, 2015. The Capital Fund Program 2016 was approved at the December 17<sup>th</sup>, 2015 Board meeting. Approval of the 2016 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD.

### **K1-57 WESTGATE TOWER AND PLAZA TOWER ELEVATOR MODERNIZATION**

Bids were due on August 29<sup>th</sup>, 2018 for this project. Only one bid was received and therefore a bid analysis is required and the bid must be approved by HUD. Staff has reviewed the bid, and the bid and our analysis has been submitted to

HUD for consideration. HUD has reviewed and approved the single bid. The Board authorized the contract for this project at its October 2018 meeting to Minnesota Elevator Inc. A pre-construction meeting was held on October 19, 2018. Minnesota Elevator Inc. will make an assessment of the equipment needed and place on order for the equipment. Work will begin when the equipment is available and the start of the work at these towers is pending on the progress of the work at Wyandotte Tower.

#### **K1-57 WESTGATE TOWER PARKING LOT IMPROVEMENT**

Bids were due on January 9<sup>th</sup>, 2019 for this project. Only one bid was received for this project from McConnell and Associates, Inc., in the amount of \$64,640.00. The architect and staff reviewed this bid and determined that it is reasonable for this work and that a rebid of the project would not benefit the Housing Authority. Since this contract amount was below the \$75,000 threshold requiring Board approval, the contract was awarded to McConnell and Associates, Inc. A pre construction conference was held on February 13<sup>th</sup>, 2019. McConnell and Associates Inc. is preparing the documents require for Notice to Proceed. Notice to Proceed will be issued to McConnell and Associates when all documents are in, ordered materials are available and weather permitting.

#### **K1-56 ROSEDALE TOWER FIRE SPRINKLER IMPROVEMENT**

Bids closed on January 23<sup>rd</sup>, 2019. The Board authorized the award of a contract at the February 21<sup>st</sup>, 2019 meeting to Southtown Glass Inc. DBA SGI. Preconstruction meeting was held on March 1<sup>st</sup>, 2019. Notice to Proceed is pending on receipt of all required documents.

#### **K1-56 GLANVILLE TOWER – COMMON AREA HVAC IMPROVEMENTS**

Bids were received on February 27<sup>th</sup>, 2019 for this project. The Board authorized the award of a contract at the March 2019 to Envirotech Heating and Cooling. Preconstruction meeting was held on March 2<sup>nd</sup>, 2019. Notice to proceed is pending on receipt of all required documents..

#### **CAPITAL FUND PROGRAM 2017**

The funding amount for this program is \$3,024,938.00. The public hearing and final budget were presented to the residents on December 7<sup>th</sup>, 2016. The Capital Fund Program 2017 was approved at the December 15<sup>th</sup>, 2016 Board meeting. Approval of the 2017 Capital Fund Program Plan by HUD was received. The ACC Amendment was received from HUD and executed by the Housing Authority and submitted to HUD.

### **K1-55 WYANDOTTE TOWER ELEVATOR MODERNIZATION**

The Board authorized this as an emergency repair at the August 2018 Board Meeting and awarded a modernization contract to Minnesota Elevator Inc. Minnesota Elevator Inc. has completed an assessment of the equipment needed and has ordered the equipment. Work began on November 30, 2018. The first elevator was received and put into service on March 4, 2019. The work on the second elevator began on March 5, 2019 and is scheduled to be completed in May of 2019.

### **K1-57 PLAZA TOWER - RELOCATION - FLOORS 6, 7, and 8**

Bids were received on January 24, 2019, for the moving of residents from dwelling units on the 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> floors of Plaza Tower. This is the first phase of interior modernization of Plaza Tower. Residents will be moved within Plaza Tower during this project. The apparent responsive low bidder is Coleman Worldwide Moving with a total bid of \$21,561.45. Five companies bid on this project. Bids ranged in price from \$21,561.45 to \$47,685.00. Since the contract amount is below the threshold requiring Board of Commissioners approval. The contract was awarded to Coleman Worldwide Moving. One resident has been moved off of the 8<sup>th</sup> Floor.

### **CAPITAL FUND PROGRAM 2018**

The funding amount for this program is \$4,676,183.00. The public hearing and final budget were presented to the residents on December 6<sup>th</sup>, 2017. The Capital Fund Program 2018 was approved at the December 21<sup>st</sup>, 2017 Board meeting. HUD is in the process of reviewing the 2018 Capital Fund Plan. There is a new process regarding the ACC Amendment and currently the Housing Authority is working with HUD through the new process for its approval. An RFP for Architectural and Engineering Services, for the preparation of building plans and specifications for the 2018 improvement projects, has been prepared and sent to architects and engineers. A pre-proposal meeting was held on February 6, 2019 to answer questions. Proposals were received on February 13, 2019. Proposals are being reviewed and scored.



## RESIDENT INITIATIVE REPORT

APRIL 2019

SUBMITTED BY SHARRON DAVIS-MAYS

SELF-SUFFICIENCY COORDINATOR

On March 5, 2019 the Public Housing Resident Council (PHRC) met at Plaza Towers. There were a total of 29 resident leaders in attendance. There were two speakers that attended the meeting: Jamey Rodriquez from Midland Care and LaMonica Upton from Livable Neighborhoods. Ms. Rodriquez presented information on all inclusive care programs for ages 55 years and up. This program will allow individuals to remain in their home without having to transfer to a nursing home. Ms. Upton presented information on crime watch and neighborhood associations. The crime watch program is to serve all residents and to build relationships with neighborhood associations. In addition, if any of the residents associations wanted to have a crime watch they could apply for a \$500 grant to help with the crime watch, e.g., purchasing trash cans, walkie-talkies and flashlights. This grant money cannot be used for stipends for individuals to help watch the sign in and out desk.

On March 6, 2019 I met with Brandi Jahnke, Executive Director for Connections to Success whose goal is to ensure that our agency can have a good referral system to its program. Connections to Success has a good re-entry program and also helps with job searches, life skills, soft skills and job coaching.

On March 8, 2019 a special training was held for the presidents and treasurers of each resident council. This special training was on managing finances. Ms. Allison Moten from Kansas City Power and Light Company (KCP&L) was the facilitator. Ms. Moten is a financial analyst for KCP&L and has been with the organization for 33 years.

On March 12, 2019 I met with Officer Kelly of the Police Athletic League of Kansas City, Kansas (PAL) to tour the new boxing facility on Strawberry Hill. This program also has art classes as well as teaches the youth about gardening. The youth are expected to hold a 2.0 GPA to participate in the program. If a youth does not have a 2.0 GPA they are required to provide documentation from their school counselor that they are in tutoring to help elevate their GPA.

On March 13, 2019 I met with Mr. Steve Curtis from Urban Works along with Mr. Milton Scott, Commissioner Charles Wilson and Mr. Oliver Singleton President of Plaza Tower.

The purpose of the meeting was to have Mr. Singleton briefed on how Urban Works enhances their resident activities. Also, Glanville Towers has been granted a three month extension with Urban Works.

On March 15, 2019 I met with Ms. Caroline Rogers, the new KCKHA Director of Finance. Ms. Rogers was briefed on self-sufficiency programming at this agency. In addition, she was given an overview of the tenant participation funds and how the funds are used for our residents.

On March 19, 2019 I met with staff from ThrYve. ThrYve is an organization that targets high school youth. This group was seeking how to reach our youth in public housing. ThrYve wants to not only serve youth from Sumner Academy, but all high school students especially those from low income families.

On March 20, 2019 I attended a special meeting at YouthBuild with Congresswoman Sharice Davids. The youth were given an opportunity to ask questions of the congresswoman. She was also given an opportunity to see Juniper Gardens.

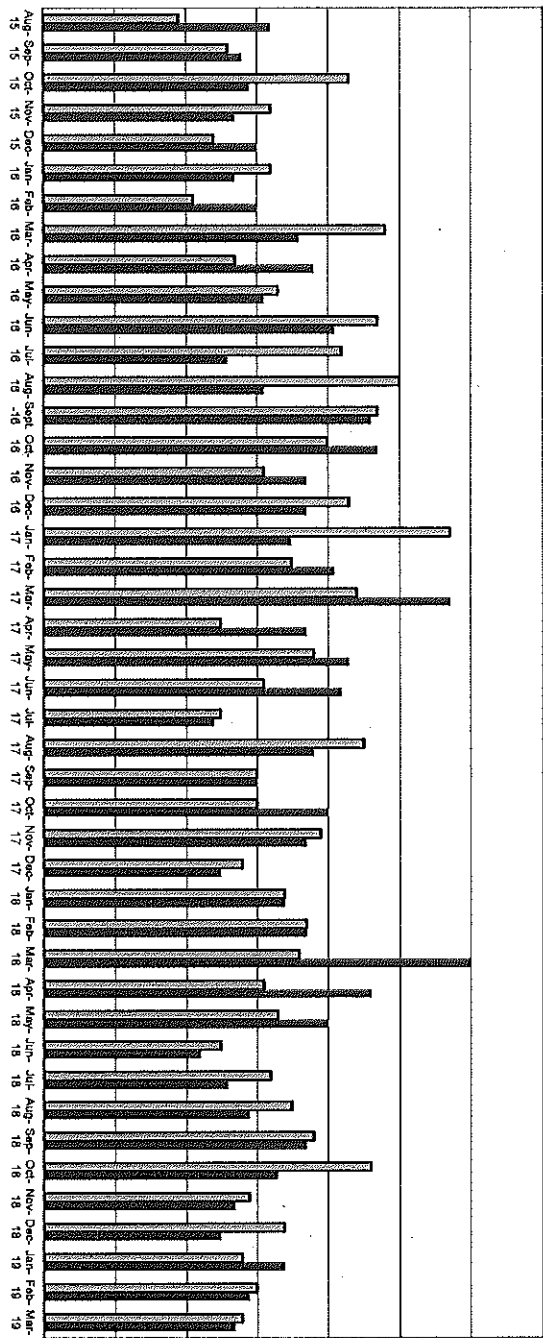
March 27, 2019 Sue Martin of the KCKHA Modernization staff, and I attended grant writing training hosted by K-State Extension. This training was enlightening and will help with how to write up coming grants.

Month	Year	Units	HAP
April	2016	1427	796,418
May	2016	1424	806,373
June	2016	1432	816,641
July	2016	1423	817,456
August	2016	1428	842,513
September	2016	1425	835,530
October	2016	1424	842,208
November	2016	1436	847,693
December	2016	1459	867,016
January	2017	1464	878,579
February	2017	1474	883,557
March	2017	1462	891,001
April	2017	1475	887,533
May	2017	1456	899,588
June	2017	1460	877,833
July	2017	1442	887,292
August	2017	1429	888,224
September	2017	1420	882,076
October	2017	1420	881,400
November	2017	1417	874,988
December	2017	1392	863,642
January	2018	1368	849,606
February	2018	1368	850,991
March	2018	1356	828,727
April	2018	1339	820,358
May	2018	1331	809,349
June	2018	1318	797,744
July	2018	1316	814,451
August	2018	1301	796,631
September	2018	1300	814,111
October	2018	1297	806,749
November	2018	1276	800,140
December	2018	1268	801,111
January	2019	1267	813,586
February	2019	1267	827,427
March	2019	1258	823,463
April	2019	1242	819,093

Move-Ins and Move-Outs - July 2015 -February 2018

Month	Move-Outs	Move-Ins
Aug-15	19	32
Sep-15	26	28
Oct-15	43	29
Nov-15	32	27
Dec-15	24	30
Jan-16	32	27
Feb-16	21	30
Mar-16	48	36
Apr-16	27	38
May-16	33	31
Jun-16	47	41
Jul-16	42	26
Aug-16	50	31
Sept-16	47	46
Oct-16	40	47
Nov-16	31	37
Dec-16	43	37
Jan-17	57	35
Feb-17	35	41
Mar-17	44	37
Apr-17	25	57
May-17	38	43
Jun-17	31	42
Jul-17	25	24
Aug-17	45	38
Sep-17	30	30
Oct-17	30	40
Nov-17	39	37
Dec-17	28	25
Jan-18	34	34
Feb-18	37	37
Mar-18	36	60
Apr-18	31	46
May-18	33	40
Jun-18	25	22
Jul-18	32	26
Aug-18	35	29
Sep-18	38	37
Oct-18	46	33
Nov-18	29	27
Dec-18	34	25
Jan-19	28	34
Feb-19	30	29
Mar-19	28	27

Chart Title



Series1  
Series2

KANSAS CITY KANSAS HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
April 18, 2019

New Business Consent Item: Authority to Dispose of Scrap Metal  
Resolution Number 2019-05

**Background:**

From time to time the Housing Authority identifies appliances that are inoperative and should be sold for scrap metal in accordance with the agency's procedure for the disposal of personal property. The amount to be received for such disposal will be determined by scrap metal weight.

**Current Issue:**

The Board of Commissioners of the Housing Authority of Kansas City, Kansas in accordance with the Housing Authority's procedure on disposal of personal property, hereby gives approval for the disposal of 34 refrigerators and 27 ranges as listed and identified by Manufacturer Serial Numbers and PHA Decal Numbers. The amount to be received for such disposal will be determined by scrap metal weight.

Refrigerators

PHA#	Serial #
304896	ZD747154
306976	SH826795
17449	HV766154
N/A	SM770199
N/A	TG801943
N/A	VG741731
17068	LA1300505
307337	SR753823
304987	TF781590
305845	LT920605
400110	AZ721450
307448	TS723374
307443	TS723343
304050	FS921298V
307439	ST823328
303995	N/A
N/A	N/A
N/A	MD906110V
N/A	MD905534V
N/A	MD905540V
N/A	FS921288V
N/A	MD906122V
N/A	MD908574V
N/A	LT920613
N/A	MD906139V

Ranges

PHA#	Serial #
307419	LS172467R
302240	N/A
303387	LA127240N
N/A	HV136253H
300758	ZG130795P
12426	DH162673R
12428	AH161459R
15246	FT422647
302949	TT158416P
305755	FT195073R
307233	RM104741A
409279	LF103492R
305187	MG114606H
16420	FD198358Q
300271	AF119012P
401890	TZ124507R
15246	FT422647
303359	FA107135R
305200	MG115234H
303994	N/A
N/A	VF116478H
N/A	LD135527N
N/A	VF117848H
N/A	AZ125026H
N/A	VF118874H

Refrigerators (con't)

PHA#	Serial #
N/A	GS921436V
N/A	TS723237
N/A	AV722362
N/A	VT723885
N/A	MZ723328
N/A	VS722166
N/A	VT722190
N/A	VF705123
N/A	N/A

Ranges (con't)

PHA#	Serial #
N/A	ZF---9H
N/A	ZF117787H

**Board Action:**

Approve Resolution No. 2019-05, if Appropriate.

KANSAS CITY KANSAS HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
April 18, 2019

**RESOLUTION NUMBER 2019-05**

**AUTHORITY TO DISPOSE OF SCRAP METAL**

**BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that in accordance with the Housing Authority's procedure on disposal of personal property, approval is hereby given for the disposal of (34) refrigerators and (27) ranges identified on the attached list by Manufacturer Serial Numbers and PHA Decal Numbers. The amount to be received for such disposal will be determined by scrap metal weight.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board of Commissioners of the Housing Authority of Kansas City, Kansas does hereby approve Resolution No. 2019-05 for the disposal of personal property.