

BOARD OF COMMISSIONERS
BOARD MEETING
August 16, 2016

The Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Jefferson, Missouri, was held at 7:30 a.m. on Tuesday, August 16, 2016, in the Board Room at the Housing Authority Office, 1040 Myrtle Avenue, Jefferson City, Missouri.

ROLL CALL: On roll call the following were in attendance: Chairman Larry Vincent and Commissioners Larry Kolb, Dennis Mueller, and Donna White. Also in attendance were Cynthia Quetsch, Executive Director; Jack Pletz, Legal Counsel; Jim Jenkins, Deputy Director; Melenie Clardy; Mayor Carrie Tergin; John Brancaglione of PGAV Planners; Angela Whitman and several members of the public.

Chairman Vincent called the meeting to order.

	<u>REGULAR</u>	<u>SPECIAL</u>
Vincent	12-12	2-2
Rector	9-12	2-2
Kolb	12-12	2-2
Mueller	12-12	2-2
White	12-12	2-2

PRESENTATION OF THE EAST CAPITOL AVENUE AREA BLIGHT STUDY BY JOHN BRANCAGLIONE

Mr. Brancaglione gave a PowerPoint presentation that showed the highlights of the Blight Study prepared for the City of Jefferson and the Housing Authority. Commissioner Kolb asked what authority the Housing Authority had to act upon the study. Jack Pletz said that the Housing Authority as the Land Clearance Authority does have the authority to take action including amending the Urban Renewal Plan to specifically address the area covered by the Blight Study. Mr. Brancaglione noted that there were several forms of tax abatement that could be used to encourage redevelopment.

MAYOR TERGIN ADDRESSED THE BOARD

Mayor Tergin thanked the board for its cooperation and said the City of Jefferson appreciated the Housing Authority's partnership with the City on this project.

Commissioner White made the motion to adjourn into Executive Session for the purpose of considering the following:

- Legal action involving the Housing Authority and confidential or privileged communication with its attorney, under Section 610.021(1) RSMO;
- Leasing, purchase or sale of real estate by the Housing Authority when public knowledge of the transaction might adversely affect the legal consideration therefore, under Section 610.021(2) RSMO;

Commissioner Kolb seconded the motion. Upon roll call vote the motion was approved.

AYES: Vincent, Kolb, Mueller, White,
NAYS: None
ABSENT Rector

Following adjournment of the executive session, the Board reconvened in open session.

CONTINUED DISCUSSION OF THE BLIGHT STUDY PRESENTATION

Commissioner Kolb questioned who had the obligation to address the blight- the Land Clearance Authority, the City, or a third party and how it would be funded. Commissioner Mueller made the motion that Ms. Quetsch and Mr. Pletz prepare an amendment to the Urban Renewal Plan to address the blight issue to be discussed at the next Board meeting. The motion was seconded by Commissioner White and upon unanimous favorable vote, Chairman Vincent declared the motion approved.

ANGELA WHITMAN AND NEIGHBORS ADDRESSED THE BOARD

Ms. Whitman said residents of Public Housing need a community room so the children living there would have a place to go for structured activities. She would like an empty apartment. Others in Ms. Whitman's group spoke briefly in support of Ms. Whitman's request. The Board thanked everyone in the group for their remarks.

MAYOR TERGIN ADDRESSED THE BOARD

Mayor Tergin reported that Ms. Whitman had asked her to invite Daniel Sherrod, with the St. Louis HUD office to Jefferson City to address the community center issue.

Chairman Vincent directed Ms. Quetsch to prepare a comprehensive report on options for a community center in Housing Authority owned property.

RESOLUTION NO. 4553

RESOLUTION APPROVING THE RESTORATION CONTRACT FOR 1017 DULLE STREET

See attached Resolution

This was publically advertised requesting bids for the service to restore a unit that was damaged by fire in December 2015. Staff received and reviewed four bids and recommended awarding the contract to Doug Briot. The bid amount was \$67,000.00.

Commissioner Kolb made the motion to award the contract to Doug Briot, which was seconded by Commissioner Mueller. Upon unanimous favorable vote, Chairman Vincent declared the motion approved.
(Exhibit #5, 8/16/2016)

Commissioner White made the motion to adjourn the meeting, seconded by Commissioner Mueller. Upon unanimous favorable vote, the motion was approved.

Next Meeting: 7:30 a.m., September 20, 2016.

Larry Vincent, Chairman

ATTEST: _____
Cynthia Quetsch, Secretary