



Housing Authority of Queen Anne's County

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Executive Director

Katya Lindsey

Board Members

Richard D. Cira

Courtney Billups

Mike Arntz

Judy Kropfelder

Tina M. Trice

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BOARD OF COMMISSIONERS REGULAR MEETING MINUTES

April 10, 2023, 4:00 p.m.

Present:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Chairperson: Cira, Richard D.	X	
Billups, Courtney	X	
Arntz, Mike	X	
Kropfelder, Judy	X	
Trice, Tina M.	X	

- **CALL TO ORDER**

- Prayer
- Pledge of Allegiance

- **Approval of Minutes**

- **Approval of Minutes from March 13, 2023**

- i. Chairman Billups asked members of the board if they reviewed the previous meeting minutes. Commissioner Billups made a motion to approve the meeting minutes. Commissioner Trice seconded the motion. Commissioners Billups, Trice, and Kropfelder voted yes. Commissioners Cira and Arntz were absent during the vote. The motion carried.

- **NEW BUSINESS**

- **Update-MOU**

- i. Ms. Lindsey stated that the Housing Authority and the County have met regarding the MOU. A new draft had been received the day of the board meeting but had not been reviewed. Commissioner Billups asked if Executive Director Lindsey had some concerns. Ms. Lindsey stated that her concerns are regarding the financial responsibility of the bonds for Foxtown. The Housing Authority doesn't own Foxtown and not sure why the Housing Authority took responsibility for the bonds. Commissioner Billups asked if the bonds were through the County. Ms. Lindsey stated yes. Commissioner Billups asked regarding the debt. Ms. Lindsey stated when the Housing Authority separated from the County, they assumed debt. We don't have enough information to understand who and why the Housing Authority would take on debt for a building we don't own. Commissioner Billups asked if the issue has been raised with Legal and County Administrator Mohn. Ms. Lindsey stated that Housing Authority Legal Counsel has discussed in the past and Ms. Lindsey has a meeting with the County Administrator requesting documentation regarding the bonds. The Housing Authority understands why the Housing Authority owes the bond for Scattered Sites as the Housing Authority owns them. We hope that these items can be resolved through the course of the MOU meetings.

- **Grants (Fisher Manor/Grasonville Terrace)**
 - i. Ms. Lindsey stated that the Housing Authority is currently undergoing grant work at Fisher Manor and Grasonville Terrace. Fisher Manor is currently getting attic insulation, aero sealing, and new bathroom ventilation fans. Grasonville Terrace is in the process of having energy inspections for the units. The goal is to have the heat pumps replaced. The Housing Authority was put in contact with Building Change, Inc. through the QAC Community Services.
- **OLD BUSINESS**
 - **Financial/Monthly Update**
 - i. Ms. Lindsey asked the board if they had questions regarding the monthly development report. The Housing Authority is happy to report that Foxxtown is at 100 percent occupancy. Fisher Manor is 100 percent occupancy. Riverside Estates will be at 100 percent occupancy but end of the month. The Housing Authority is focused on filling the 2 bedrooms at Terrapin Grove and filling the vacancies at Grasonville Terrace. Commissioner Billups asked if we could put the Audit on the next agenda. Ms. Lindsey stated yes.
- **PUBLIC COMMENT**
 - i. Bonnie Walter-Terrapin Grove
 - Invited the Board to the 20th Anniversary of Terrapin Grove. The celebration will be on May 17, 2023, at 2:00PM. Discussed some of the plans for the celebration.

Ms. Lindsey also informed the Board of Commissioners that the Rotary Club will be finishing up the Little Library at Fisher Manor and hosting a grand reopening of the space and would like all the members to attend.

Chairman Billups thanked all those who attended the meeting.

- **ADJORNMENT**

Commissioner Arntz made a motion to adjourn the meeting at 4:28 PM. Commissioner Cira seconded. Commissioners Cira, Billups, Kropfelder, Arntz, Trice voted yes. The motion carried.