

**HOUSING AUTHORITY OF  
ST. MARY'S COUNTY, MARYLAND  
BOARD OF COMMISSIONERS MEETING**  
Meeting held May 11, 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  
Stephanie Proctor, Commissioner  
Bob Schaller, Director, DECD  
Dennis L. Nicholson, Secretary  
Crystal Wojciechowski, Recorder

**Call To Order:**

The meeting was called to order by Dennis Nicholson at 5:40 p.m.

**Commissioner Visit to Indian Bridge Apartments**

Present Housing Authority Commissioners visited a recently completed rehabilitated unit at Indian Bridge Apartments. D. Nicholson stated to the Commissioners to look ahead to October 4<sup>th</sup> as a possible date to recognize the successful renovation of Indian Bridge.

**Consideration of Minutes**

Minutes from a previous Housing Authority Board meeting on March 9, 2011 and a Housing Board working session on March 31, 2011 were reviewed and discussed. Motion to approve minutes for March 9, 2011 by R. Gant, seconded by J. Barnes. All in favor. Motion carried. Minutes approved. Motion to approve working session minutes for March 31, 2011 by R. Gant, seconded by J. Barnes. All in favor. Motion carried. Minutes approved.

**Melvin Home Management – Lexwood Drive Property**

Earlier this year, Melvin Home Management inquired if the Housing Authority would be interested in purchasing the land on Lexwood Drive (approximately three acres). D. Nicholson stated that the owner recently emailed the Housing Authority and asked if they could gift this land to HASMC, rather than sell it. The owner also offered to build the playground on the site if the Housing Authority decided to utilize the space as recreational space. There was a concept plan for the site, but it is not longer valid under new storm water management regulations.

R. Gant commented that it is important to consider unforeseen costs and responsibilities that may come with the gift if accepted, i.e. insurance liabilities. D. Nicholson stated that at this time, there is no immediate approved use for the land. Any future uses would need to be approved by the Department of Land Use and Growth Management and may

require an environmental review. D. Nicholson has left the topic up for discussion with the owner and has forwarded the information to HASMC's attorney for future review. J. Barnes stated that the Board should make a list of pros and cons. D. Nicholson stated that he just wanted to bring the option to the table because it could be of great benefit to the community.

**MAHRA Spring Conference**

The MAHRA Spring Conference for 2011 is scheduled for the week of May 23, 2011. There are some Commissioners still interested in attending, but will need to check their calendars and the Conference schedule to determine if they will be able. C. Wojciechowski will put together the Conference agenda and send to Jan and Agnes first thing on Thursday.

**Other Post Employee Benefits (OPEB) & Privatization**

R. Gant asked Bob Schaller if he had heard anything or if there had been any response from the BOCC regarding the response to privatization letter sent from the Housing Authority to the BOCC in late April. B. Schaller stated that there was no response but that he was forwarding a green sheet to Dennis in regards to OPEB. The County charges the Housing Authority for eligible positions. FY 2011 payments have not been resolved this year. Elaine Kramer (Finance Director) proposed on Monday that the County not charge the Housing Authority, pick up that amount and then change the County's budget to cover OPEB costs that the Housing Authority had not paid. Since it has been decided that the Housing Authority is to privatize, the County will not require the Housing Authority to pay any remaining balance due. B. Schaller stated that this is good for the Housing Authority short term, but not long term. J. Barnes stated that it appears that the privatization of HASMC was already decided. B. Schaller stated that on one hand it seems that the County is ready to listen and understand HASMC better, and then this happens.

The next step would be for the HA Board to sit down with the BOCC and educate them on HASMC. Many of the BOCC do not have much exposure to the Housing Authority.

**Motion to adjourn**

Motion to adjourn by R. Gant, seconded by A. Butler. All in favor. Motion carried.

Quorum Broken - Meeting adjourned at approximately 6:55 p.m.

SUBMITTED:

ACCEPTED BY:

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Dennis L. Nicholson, Secretary

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Robert Gant Jr., Chair