

**HOUSING AUTHORITY OF
ST. MARY'S COUNTY, MARYLAND
BOARD OF COMMISSIONERS MEETING**
Meeting held June 8, 2011

MINUTES

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

Call To Order:

The meeting was called to order by Dennis Nicholson at 5:45 p.m.

Consideration of Minutes

Minutes from a previous Housing Authority Board meeting on April 13, 2011 and a Housing Board working session on April 25, 2011 were reviewed and discussed.

Commissioners will not approve minutes from April 13, 2011 because a section was not representative of the conversation that took place on that date. C. Wojciechowski agreed to make the Commissioners' requested changes to the minutes. The Commissioners will vote to approve the minutes at the next Board Meeting.

Motion to approve minutes for the working session on April 25, 2011 by D. Johnson, seconded by S. Proctor. All in favor. Motion carried. Minutes approved.

Privatization of the Housing Authority

J. Gelrud asked D. Nicholson to provide a recap of the Housing Authority Commissioner's meeting with County Commissioner President Russell. A. Kozak stated that he believed that Commissioner President Russell agreed with the Housing Board that the privatization of the Housing Authority was a topic worth discussing. He promised that there would be dialogue; that this was just the beginning of the process and there would be many discussions in the future. J. Gelrud stated that she was trying to understand if these discussions would be whether the privatization would occur, or discussions regarding *how* it would occur. A. Kozak was left with the impression that it would still be discussed whether or not the privatization would actually occur. D. Nicholson stated that the visit was unexpected and he was very patient to listen to the Commissioner's frustrations. It's important to note that Commissioner President Russell

is only one vote and has been the only Commissioner heard stating that privatization is not a done deal.

There has been an initial meeting between D. Nicholson, Bob Schaller and Sue Sabo to begin outlining details and plan future meetings. The meeting was short and focused primarily on pension and health insurance and no other details. Since then, Sue has asked for more on-going discussion. The next meeting is scheduled for July 5, 2011. R. Gant would like to have discussions with County Commissioners and not county staff; county staff is only doing what they have been told to do. The Commissioners should have conversations Board to Board so that both the Housing Authority and County Commissioners completely understand the impacts of the potential privatization.

While the Housing Authority Commissioners are working to schedule discussions at the proper executive level with County Commissioners, D. Nicholson will work on an impact statement. There has been no response to the letter sent to the County Commissioners in late April.

J. Gelrud stated that an impact statement and true data would be helpful so that the Housing Authority Commissioners all have the same talking points when speaking with County Commissioners. D. Nicholson stated that we need to focus the impact statement on the scope of privatizing staffing only, partnerships are still needed and that anything more than that could be detrimental to the Housing Authority. Indirect partnership support with the County is important to the Housing Authority, especially in regards to its revenues and expenses. The Housing Authority needs to continue to push our message and provide information to the Board of County Commissioners through an impact statement and informal discussions. The County Commissioners need to be clear on the impacts of their decisions.

Motion to adjourn

Motion to adjourn by D. Johnson, seconded by A. Kozak. All in favor. Motion carried.

Quorum Broken - Meeting adjourned at approximately 7:35 p.m.

SUBMITTED:

ACCEPTED BY:

Dennis L. Nicholson, Secretary

Robert Gant Jr., Chair