



# Housing Authority of the City of Columbia, Missouri

---

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

## Resident Advisory Board

### **September 26, 2024 Meeting Minutes**

The Resident Advisory Board (RAB) met on Thursday, September 26th at Paquin Towers in the Community Room beginning at 5:00 p.m.

**RAB Members Present:** Betty McCarther, Debra Sherwood, Kevin Smith, James Woods, Lori Johnson, Mike Mehrdad, Mario Hemingway, Debra Richardson, William Clines, Ellen Hayes, Cathy Lynch, Max Wilkey, Steven Rae, Katherine Ali, Kendra Jackson, Jacquelyn Hopkins.

**Guests Present:** None.

**Present from CHA:** Randy Cole – Chief Executive Officer, Brandon Gladbach – Affordable Housing Manger II, Bo Bowman – Receptionist

#### **I. Call to Order and Introductions:**

Mr. Cole called the meeting to order at 5:00 P.M.

#### **II. Approval of Agenda:**

Mr. Cole called for a motion to approve the meeting agenda. A motion was made by Ms. Betty McCarther, second by Ms. Debra Sherwood. All members voted “Aye” and Mr. Cole declared the agenda approved.

#### **III. Public Comments:**

The meeting began with public comments. Public comments pertained to parking, accessible parking, potholes in the parking lot, homeless persons coming into the building and security.

Concerns were also shared regarding drivers parking in front of the building and potentially blocking emergency vehicles and para transit. The possibility of new larger signs was expressed as a solution.

The request was made for more handicap parking on the side and back of the building. Mr. Gladbach said he would look into what would need to be done for this to take place.

Ms. Ellen Hayes mentioned that there are several potholes in the parking lot. Mr.

Cole stated that CHA needed to complete repairs to the geothermal system before the parking lot could be resurfaced. Mr. Cole shared that the repairs would be completed over the next thirty days, and the resurfacing of the parking lot would follow.

Residents stated dryers are not drying in the laundry room. Mr. Cole said that when reviewing the budget for next year, CHA has plans to purchase new washers and dryers for Oak Tower and Paquin Tower.

The request was made for cameras in park behind the building. Mr. Gladbach explained that the park is not owned by CHA. Mr. Cole stated he would speak with Parks and Recreation on collaborative approaches to improving safety at Paquin Park

Mr. Kevin Smith requested to know the proper protocol for allowing nonresidents into the building after hours. Mr. Gladbach stated the protocol is that residents are responsible for letting only their guests into the building.

#### **IV. Paquin And Oak Food Access Update:**

Mr. Cole stated that \$13,000 was donated by Veterans United and \$18,000 was donated by Rotary club, for future food access for Paquin and Oak towers. Surveys were handed out in each building and at the meeting to help prioritize food needs and desires.

#### **V. FY 2025 PHA Plan:**

Operation plan documents were handed out to each member. Mr. Cole reviewed highlights of these documents. Mr. Cole stated that Kinny Point consists of 34 units and that the waitlist will open after the first of the year. He also stated that Park Ave should be breaking ground at the end of January 2025. Mr. Cole also stated the Providence Walkway project was approved for another three million dollars totaling eight million dollars which makes the project fully funded.

CHA received three awards for the remaining 27 Blind Boone units. \$350,000 from the City of Columbia, \$350,000 from Boone County, and \$175,000 from the Veterans United Foundation. Mr. Cole stated that as of now CHA has over forty-five million dollars in projects that are fully funded.

Mr. Cole reviewed the 2025 goals for each department. The voucher department has planned to implement and lease up to 25 new VASH for additional veterans in Boone County. Property Management plans to establish a waitlist for the Kinney Point and Park Ave Apartments. Mr. Cole also shared that the Park Avenue Apartments would require relocation residents and would be done one block at a time.

Mr. Cole went on to share that Facilities and Modernization would be rebidding the pest control contract CHA wide and begin work on renovations to the Bear Creek Apartments after receiving \$835,000 from Boone County. Resident Services, Moving Ahead Program (MAP) increased the number of youths served, and is up to 100. The Family Self-Sufficiency (FSS) Program continues to increase participation to allow for increasing FSS Coordinator positions. The Finance Department is reviewing polices for efficient purchasing. The Development department has been busy with Kinney Point, Park Ave and Providence Walkway. Safety is continuing to assist at the food pantry and driving for MAP. Safety will also plan for some afterhours security after the discussion at the RAB meeting. Human Resources is focusing on training for staff.

Mr. Cole concluded with a document signed by Mr. Max Wilkey for the Resident Advisory Board with a summary of all the questions and comments they deemed most important.

**VI. Adjournment:**

Mr. Cole called for a motion to adjourn the meeting. A motion was made by Mr. Max Wilkey and Second by Mr. Mike Mehrdad. Mr. Cole called the meeting adjournment at 6:00 pm

Respectfully submitted,  
Bo Bowman  
Bo Bowman, Receptionist