

**Great Falls Housing Authority
Board of Commissioner's Meeting
February 19, 2026
12:00 PM**

CALL TO ORDER

The Great Falls Housing Authority Board of Commissioners met on Thursday, February 19, 2026. The meeting was called to order at 12:06 p.m. by Chairperson Megan Farmer.

PRESENT: Megan Farmer, Chairperson; Doug Spence, Vice Chairperson; Rosie Kiernan, Commissioner; David Fink, Commissioner; Rodney Blake, Commissioner; Kenneth Bruno, Commissioner; and Jewel James, Commissioner.

ALSO PRESENT: Chris Tinker, Deputy Director; Donna Halbleib, Program Supervisor; Steve Herford, Maintenance Supervisor; and Officer Patina.

ABSENT: Greg Sukut, Executive Director.

PETITIONS

PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

Buildings 7D and 7E

7-D

New roof underlayment is complete along with all framing. The building is dried in with new roofing substrate. The electrical rough-ins is completed. Eighty five percent of the zip panel has been installed and window installation should be completed by the 13th of February. The plumbing rough in has been completed also. Northwestern was on site last week to relocate the gas meters to the other side of the building. Weather has been in our favor and progress is moving along nicely.

7-E

The patio pier concrete pour was completed at the end of last week. The zip panels for this building have been ordered and are expected to be here prior to this meeting and work to install begun. Roof underlayment is complete and everything is dried in. There was an issue with the crawlspace on the two center units. It was found that there are no holes to us for the duct work and some holes need to be cut through the concrete. A change order is possible. Staff is conferring with the architect on this issue.

Site Lighting

Enterprise Electric has been on site and is working to fix the issue with our street and site lighting. Some of the lights that are strobing are thought to just be bulbs and those will be replaced. They are looking into the issue of 7th Avenue South still to determine what needs to be done.

Buildings 4-B

Staff has targeted building 4-B as the next modernization project. We are currently speaking with the architect and discussing timeframes for advertisements.

OLD BUSINESS

The Board reviewed the bylaws last month and requested two changes be made. Those changes were incorporated and the revised bylaws were presented for Board approval. Commissioner Kiernan made a motion to approve the bylaws as written. Commissioner Fink seconded the motion with unanimous voice approval.

NEW BUSINESS

The January Board minutes were received and reviewed. Commissioner Fink made a motion to approve the minutes as written. Commissioner Kiernan seconded the motion with unanimous voice approval.

Resolution 1022 Approving Operating Budget FYE 3/31/26 was received and reviewed. Commissioner Fink made motion to approve Resolution 1022 as written. Commissioner Kiernan seconded the motion with unanimous voice approval.

The Board reviewed cash disbursements for the month of January 2026. Commissioner Kiernan made a motion to ratify cash disbursements for January 2026, (see beginning and ending check numbers). Commissioner Blake seconded the motion with unanimous voice approval.

BOARD MEMBER REPORTS AND ANNOUNCEMENTS

COMMUNICATIONS

Commissioner James had expressed an interest in attending the NAHRO Legislative Conference in Washington, D.C. in March but with no one else able to attend it was decided that no one will be attending this year's conference.

Executive Director Review

At this time the Board entered a closed session to conduct the Executive Director's Annual review.

There being no further business to come before the Board, Commissioner Spence made a motion to adjourn. Commissioner Fink seconded the motion. The meeting was adjourned by Chairperson Farmer at 12:56 p.m. The next Board meeting will be held on **Thursday, March 19, 2026 at 12:00 p.m.**

Respectfully Submitted By:

Approved By:

Christine Tinker, Deputy Director

Megan Farmer, Chairperson