

**THE MINUTES OF THE  
BOARD OF COMMISSIONERS MEETING  
HOUSING AUTHORITY OF THE CITY OF MCKINNEY**

The regular meeting of the Board of Commissioners of the McKinney Housing Authority was held on June 26, 2012 at 6:30pm.

The Chairman called the meeting to order at 6:39pm.

The following members of the Board were present.

Thomas Johnson

Gretchen Gayowski

Alonzo Tutson

Donald Stockford

James DeCoste

The MHA staff and or its representatives present were Gary Kesler, Devona Harvey, Diane Keys, Ed Kirkpatrick and Roslyn Miller.

Commissioner Stockford gave the invocation.

The members of the public present were as follows.

Elinor Williams, Lee Smith, Dorothy Hall, Rick Johnston, Sara Cramer, Alicia Cortez, Patsy Alexander, Mildred Moore, Margaret Coverson, Linda Duncan, Sereta Johnson, Lucy Crockett, Mattye Jones, Michael Bowen, Joanna Joplin and Virginia Carrasco.

Many of the residents took the opportunity to voice their concerns to the board. The board thanked the residents for attending the meeting and joining in the process to ensure decent and safe housing for all residents.

The first item for consideration/discussion and action was the minutes. The following action was taken.

March 12, 2012 Minutes (06.26.12.01) – The MHA staff advised that the minutes would not be available until the July meeting.

April 17, 2012 Joint Meeting Minutes (06.26.12.02) – Commissioner Stockford motioned to approve the minutes with a correction to the time that the meeting was called to order. Commissioner Gayowski seconded the motion. The board voted unanimously to approve the motion.

May 22, 2012 Minutes (06.26.12.03) – Commissioner Stockford motioned to approve the minutes. Commissioner Gayowski seconded the motion. The board voted unanimously to approve the motion.

June 7, 2012 Minutes (06.26.12.03) – Commissioner Stockford motioned to approve the minutes. Commissioner Gayowski seconded the motion. The board voted unanimously to approve the motion.

The next item on the agenda was to consider/discuss/act on the Master Development Agreement (06.26.12.05). The Chairman requested to move the item to the executive session.

Item number six was to consider/discuss/act on an amendment to the S8/HCV Administrative Plan (06.26.12.06). Ms. Miller advised the board that the item was in accordance with the Master Development Agreement and its impact to the voucher program. Michael Bowen elaborated. Commissioner Gayowski motioned to approve the item. Commissioner DeCoste seconded the motion. The board voted unanimously to approve the item.

The Chairman called for the next item to consider/discuss and act on the financials. In the absence of staff accountant Laury Bravo, Diane Keys summarized the report. Per the staff submissions the board was asked to take action on the following.

Tenant Account Receivables Proposed Write-offs/Year to date Write-Offs (06.26.12.07) – Commissioner Gayowski motioned to approve the Public Housing Tenant Account Receivables Public Housing write-offs for \$36.00. Commissioner Johnson seconded the motion. The board voted unanimously to approve the item.

Section 8 Write-Off Incoming Portability –

FYE 2012 Budget Revisions (06.26.12.08) – Commissioner Stockford motioned to approve the revised budget. Commissioner DeCoste seconded the motion. Commissioner Johnson and Gayowski abstained. The motion was approved with the votes of Commissioners Tutson, Stockford and DeCoste.

FYE 2013 Proposed Budget (06.26.12.09) – Commissioner Johnson moved to approve the FY 2013 budget as presented with an amendment to revisit the budget in 90 days. Commissioner Stockford seconded the motion. A vote was taken, Commissioner Gayowski opposed, all others voted to approve.

The Chairman called for the next item on the agenda which was to consider/discuss/act on the maintenance update. Mr. Kirkpatrick addressed some of the concerns presented by the residents. In addition, Mr. Kirkpatrick spoke to the most recent department accomplishments which included completion of the REAC Inspection in one day and the completion of the data entry of inventory.

The next item on the agenda was the Interim Executive Director's Report. Ms. Miller gave a summary of the actions of the executive staff over the past 30 days.

The final item for the public hearing was the Chairman's report. Chairman Tutson along with each of the board members thanked the residents for their participation. The board thanked the staff for their diligence as well.

With that the public meeting was closed.

The Chairman called to order the executive session at 9:08pm.

The board returned from executive session at 10:47pm. The following action was taken.

Commissioner Gayowski motioned to approve the Master Development Agreement. Commissioner Stockford seconded the motion. A vote was taken and all voted unanimously.

The meeting adjourned at 10:50pm

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Chairman

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Date

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Secretary