

**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 July 23, 2013 at 5:30pm.

1. Call to Order -
Chairman Stockford called the meeting to order @ 5:33pm.
The following commissioners were present.
Johnson
Smith
Stockford
DeCoste
Beller

The following members of the staff were present.
Connie Crosby
Ed Kirkpatrick
Gary Kesler
Rebecca Salinas
Roslyn Miller
2. Invocation
Commissioner Johnson gave the invocation.
3. Hear Comments from the Public
Resident Nicki Leeks was the only member of the general public present. Mr. Leeks gave general comments and advised "everything was going to be alright."
4. Consider/Discuss/Act on Old Business – Items tabled from the previous meeting**(07.23.13.01)**
No old business to discuss
5. Consider/Discuss/Act on Minutes of the meetings held as follows.
 - June 25, 2013 **(07.23.13.02)**
Commissioner Smith motioned to approve the minutes as presented. Commissioner Beller seconded the motion. The Commissioners voted unanimously to approve the motion.
6. Consider/Discuss/Act on Financials
 - Financial Reports as of June 30, 2013
 - Tenant Account Receivables Year to date Write-Off Report
 - Tenant Account Receivables Balance Due Report/Tenant Account Receivables Balances Year to date
 - HCV/S8 Portability Report
 - Monthly Bank Statements

The Fee Accountant has not completed our Fiscal Year End (FYE) financials due to the fact that we are still closing out payables for FYE. We can anticipate those by next month. The packet does include our total write offs for the fiscal year. In addition the bank statements and portability report are also included. No action was required.
7. Consider/Discuss/Act on Program Update
 - Eligibility – ACC Leased Unit Statistics
 - Statistical Report
 - PIC Delinquency Report

Ms. Salinas reviewed the report for eligibility. Ms. Miller summarized the Public Housing report in the absence of Mr. Brooks. No action was required.
8. Consider/Discuss/Act on Maintenance Update
 - Proposed Sales and Services Schedule of Charges

The board reviewed the update and asked general questions regarding the sales and service schedule. Maintenance Supervisor, Ed Kirkpatrick responded to the questions posed and agreed to incorporate the board comments. After a lengthy discussion, no additional action was taken.
9. Consider/Discuss/Act on Rental Demonstration Project (RAD)
Ms. Miller summarized the recent actions regarding the RAD Project. No action was required. The Chairman asked the board members to advocate for the project with their associates.
10. Consider/Discuss/Act on Retirement Plan Investment Options **(07.23.13.03)**
The recommendation of the staff was to accept the recommendation by First Bank to switch out the Ariel Fund to Vanguard. Commissioner Beller motioned to approve the recommendation. Commissioner Smith seconded the motion. The board voted unanimously to approve the item.
11. Consider/Discuss/Act on RFP for Audit Services **(07.23.13.04)**
The recommendation of the staff was to accept the proposal submitted by Brown, Graham & Company. Commissioner Beller motioned to approve the recommendation. Commissioner Smith seconded the motion. The board voted unanimously to approve the item.
12. Executive Director's Report
Ms. Miller covered the following items in her report and answered questions as needed.
 - Letter to Deputy City Manager R. Daake
 - TDHCA 2013 9% Competitive Housing Tax Credit Program Log
 - THA Annual Conference
 - Journal of Housing & Community Development
 - TACDC Newsletter

13. Chairman's Report

- The Chairman and Commissioner Smith asked everyone to advocate on behalf of the agency.

The Chairman called to close the regular session at 7:46pm.

EXECUTIVE SESSION

The Board returned from executive session at 7:56pm. There was no action taken on any executive session item.

14. Commissioner Smith motioned to adjourn. Commissioner Beller seconded. The meeting adjourned at 7:56pm.

Chairman

Date

Secretary