

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

The regular meeting of the Housing Authority of the City of McKinney was held on June 25, 2014 at 3:30pm.

Chairman Justin Beller called the meeting to order at 3:34pm.

The following Commissioners were present.

Hammer
Beller
Smith
DeCoste
Stockford

The following staff was present.

Rebecca Salinas
Alonzo Tutson
Roslyn Miller

The following members of the public were in attendance.

Nicki Leeks
Sherry Lyn
Rick Johnston
Charlotte Wilson
Lucille Porter
Cloma Porter
Will Honea
Krista Walker
Natasha Gooden
Mr. & Mrs. Darsa Whyte
Vanessa Sotello
Patsy Alexander
Sara Cramer

Commissioner Stockford gave the invocation

Comments from the Public – The MHA residents spoke of their concerns regarding the following matters.

Roach Infestation

Predators at Newsome soliciting tenants to sign up for energy service

Unsupervised Children

Dead Tree on property

Food service businesses that refuse to deliver to MHA properties

Employers who discriminate against MHA residents

Old Business – Upon review of counsel comments regarding by laws, Commissioner Smith agreed to edit changes and submit to the board for review.

Minutes – May 27, 2014 (06.25.14.01)

Commissioner Stockford motioned to approve the minutes with a correction. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Stockford
Smith
Hammer
DeCoste
Beller
Nays: None

Resident Council Minutes – Resident Council President Sherry Lynn gave a summary of the Resident Council meeting. In addition Ms. Lynn gave recognition to the residents and a special recognition to the children who attended the day camp. No additional action was required.

Consider/Discuss/Act on Millennium McKinney Update – An update of the development progress was provided to the board by the developer. Commissioner Stockford requested that the developer update the signage at the site.

Consider/Discuss/Act on Newsome Homes Redevelopment Update – Staff presented the Master Development Agreement (06.25.14.02) as reviewed by the agency counsel and Carleton Development. Commissioner Stockford motioned to approve the agreement and authorize the Executive Director to accept modifications as recommended by agency counsel. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Stockford
Smith
Hammer
DeCoste
Beller

Nays: None

Per the presentation of the Low Income Tax Credit/Bond Agreement process presented by the Carleton developer representative, Will Henderson. Staff presented a motion authorizing the Executive Director to execute the required agreements necessary to meet the milestones for completing the Low Income Tax Credit Application Bond Agreements (06.25.14.03) for the redevelopment of Newsome Homes. Commissioner Smith motioned to approve the item. Commissioner Hammer seconded the motion. A vote was taken with the following results.

Ayes: Stockford
Smith
Hammer
DeCoste
Beller

Nays: None

Ms. Miller advised the board of the grant awards received by the McKinney Community Development Cooperation and the Community Development Block Grant office.

Consider/Discuss/Act on Financial Reports –
May 2014 Financials (06.25.14.04) – Commissioner Hammer motioned to accept as presented. Commissioner DeCoste seconded the motion.

A vote was taken with the following results.

Ayes: Hammer
Smith
DeCoste
Beller
Stockford

Nays: None

Tenant Account Receivable Write-Offs (06.25.14.05) – Commissioner Stockford motioned to approve the item. Commissioner Hammer seconded the motion. A vote was taken with the following results.

Ayes: Hammer
Smith
DeCoste
Stockford
Beller

Nays: None

Chairman Beller called for an amendment to the agenda. Commissioner Smith motioned to approve the request to amend the agenda. Commissioner Stockford seconded the motion. The members unanimously approved.

Consider/Discuss/Act on the Fiscal Year End 2015 Operating Budget (06.25.14.09) – Commissioner Stockford motioned to approve the budget as presented. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Smith
Stockford
Hammer
DeCoste
Beller

Nays: None

Consider/Discuss/Act on PHA Program Update – Ms. Miller briefly summarized the monthly reports and opened the floor for questions.

Consider/Discuss/Act on SER Network Partnership (06.25.14.06) – Mr. Tutson introduced Phil Young, SER representative. Mr. Young gave an overview of SER, their mission and how a partnership could benefit residents in the Merritt Home area. Commissioner Smith motioned to approve the memorandum of agreement and partnership with SER. Commissioner Hammer seconded the motion. A vote was taken with the following results.

Ayes: Stockford
Smith
Hammer
DeCoste
Beller
Nays: None

TML Intergovernmental Employee Benefits Pool Interlocal Agreement (06.25.14.07) - Commissioner Smith motioned to approve. Commissioner Hammer seconded the motion.

A vote was taken regarding the items presented. The results were as follows.

Ayes: DeCoste
Smith
Stockford
Beller
Hammer
Nays: None

Executive Directors Report – Ms. Miller summarized the information provided in her report.

Chairman’s Report – Chairman Beller thanked the residents for their participation and encouraged them to continue to be involved in their community. The Chairman gave brief comments regarding the overall strategic plan for the redevelopment of MHA properties.

The Chairman called for a close of the regular session. The meeting closed at 5:41pm.

Executive Session – The Chairman called for executive session.

The board concluded the executive session and resumed the regular meeting at 6:07pm.

The Chairman called for a motion regarding matters discussed in executive session. Commissioner Stockford motioned to approve the proposed modification to the ICP vs. MHA Consent Decree as proposed by Inclusive Communities. Commissioner Hammer seconded the motion. A vote was taken with the following results.

Ayes: Stockford
Smith
Hammer
DeCoste
Beller
Nays: None

Adjourn – The Chairman called for a motion to adjourn. Commissioner Smith motioned. Commissioner DeCoste seconded. The meeting was adjourned.

Chairman

Date

Secretary