

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

A special meeting of the Board of Commissioners of the McKinney Housing Authority was held on December 11, 2012 at 5:30pm

The Chairman called the meeting to order at 5:53pm.

The following members of the Board were present.

Commissioners

Justin Beller - Commissioner
Donald Stockford - Vice Chair
James DeCoste - Commissioner
Alonzo Tutson - Chairman

Members of the Public Present

Martin Sanchez
Brandon Bolin
Nicole Taylor

The Chairman called for the first item on the agenda - Millennium McKinney Ground Floor Update. Ground Floor Development representative Brandon Bolin and Martin Sanchez with Sanchez and Associates provided a summary of the milestones achieved on the project with the City of McKinney. In addition Mr. Bolin and Sanchez summarized the following for the board.

- Changes to the Qualified Application Plan(QAP)
- Tax Credit Application Process
- Additional Requirements for a successful application due by March 1, 2013:
 - (1)Property Owners Association Letter of support
 - (2)State Senator Letter of support
 - (3)ICP funding & Local Political Subdivision support

Ground Floor Development also agreed to follow-up with the board at the January and March meetings.

The next item on the agenda was – HUD Correspondence and Rental Demonstration Project Update. The Chairman advised the board of the meeting with HUD to be held on 12/15/12 to discuss the project. The Chairman and Vice Chairman would be in attendance along with Ms. Miller. An update of the proceedings would be provided. The board acknowledged the Chairman and the effective response to the November 13th communication from HUD on behalf of the Board of Commissioners. The Chairman recognized the Vice Chair for assistance in preparing the response.

The next item on the agenda was – Review Financials. In the absence of Ms. Miller, Vice Chairman Stockford moved to table the item to the December 18th meeting. Commissioner DeCoste seconded the motion. The motion passed unanimously.

The next item on the agenda – Board of Commissioner Training. Agency Council, Nicole Taylor facilitated the training session.

The Chairman called for executive session.

The board convened to executive session at 7:12pm.

The board returned from executive session. The Chairman called for a motion on the actions taken during executive session.

The board found MHA in compliance of procedures with regard to Lindsey vs. MHA.

The Chairman called for a motion to adjourn. Commissioner Stockford moved to adjourn.

The meeting adjourned at 07:50pm.

Chairman

Date

Secretary

Board Training

- Conducted by General Counsel Nicole Taylor.

Meeting was Adjourned on Motion from Commissioner Beller and Seconded by Commissioner Stockford at 7:12 p.m.

EXECUTIVE SESSION

M. Lindsey v. MHA

- MHA followed proper process in terminating the voucher

Ground Lease of Property

- Pushing for 400 units to be built in 4 census tracts
- Miller asked how to do this using RAD process. Seek to solicit agencies to donate the land to MHA in West McKinney for multi-family units
- Lot adjacent to Cockrell MS lot may be available if approved by McKinney ISD
- MCDC: Where are they for developing or funding properties and how can they assist us? Or, why aren't they assisting us? Closer to shopping centers or schools in those census tracts.
- Use quarterly briefings with Mayor and Council to present MHA plans and the need for MCDC to participate in the projects. Find out how we can work together.
- Press the point to the Council that:
 - MHA is a multi-million dollar corporation that pumps funds in the economy - \$2M with our voucher system.
 - Extend an olive branch to the CDC and Economic Development Corp. by hosting a joint work session.
 - The greatest benefit will come from partnership with CDC, rather than EDC.

Executive Director Search

- Three good applicants with knowledge of public housing
- Haven't decided on candidate. Would like to hold face-to-face meetings rather than conference call
- All are viable candidates. Cutoff date was 12/10. 7 applicants; some withdrew
- Beck Salinas - Central nervous system of MHA serves as point of contact for potential candidates. She will present scoring to the Board
- Goal: Conclude search by Dec. 18th
- Candidates:
 - Juan Patterson – Plano
 - Brenda McDonald - Deputy ED - Plano HA
 - Roslyn Miller – MHA Interim ED
- Recommended by Texas Housing Association to enter into initial contract is 90 day contract

Adjourn – 7:50pm

- Stockford - moved to adjourn
- Beller - 2nd