

**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 October 27, 2015 at 5:30pm.

Chairman Justin Beller called the meeting to order at 5:32pm.

The following Commissioners were present.

Hammer
LeFall
Smith
Alvarado
Beller

The following staff was present.

Bob Boyd	Ed Kirkpatrick
Connie Crosby	Gary Kesler
Rebecca Salinas	Elinor Williams
Layne Killingsworth	Roslyn Miller
Bethany Shaulis	

The following members of the public were present.

City Secretary Sandy Hart	Patsy Alexander
Margaret Coverson	Sara Cramer
Darlene Brown	Councilman Chuck Branch
Becky Enos	Councilwoman Tracy Rath
Cassandra Wilson	Councilman Roger Harris
Kimberly Griffin	Sharon Wise
Pamela Scott	Dallas Morning News Collin County reporter

Commissioner Juli Smith gave the invocation.

Oath of Office – City Secretary Sandy Hart administered the oath of office.

Election of Officers – the members of the board submitted their ballots and chose Justin Beller as Chair and Jeremiah Hammer as Vice Chairman.

Chairman Beller called for comments from the public. There were no general comments.

The next item was to consider/discuss/review adverse action for client #10723. The client presented her petition to the board. After an exchange of questions and answers regarding the petition, the Chair advised the client that an official response would be sent to her in writing.

The next agenda item was to consider/discuss/act on old business (09.22.15.05). The staff presented the MHA Residential Lease for amendment. Commissioner Juli Smith motioned to approve the amended lease. Commissioner Hammer seconded the motion. A vote was taken with the following results.

Ayes: Smith
Hammer
LeFall
Beller
Alvarado

Nays: None

The Chairman called for the next item on the agenda to consider/discuss/act on minutes of the September 22, 2015 (10.27.15.01). Commissioner Hammer motioned to approve the minutes. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Hammer
Smith
LeFall
Beller
Alvarado
Nays: None

The next item was to consider/discuss the MHA Resident Council minutes/update. The staff advised the board of the Department of Housing and Urban Development's issuance and Execution of the RAD Conversion Commitment for Newsome Homes.

Consider/Discuss/Act on Newsome Homes Update – staff gave a brief update of the ongoing progress. In addition staff presented a resolution electing directors of McKinney Affordable Housing Development Corporation and approving the revitalization of Newsome Homes (10.27.15.02). Commissioner Smith approved the motion. Commissioner Lefall seconded it. A vote was taken with the following results.

Ayes: Alvarado
Hammer
LeFall
Beller
Smith
Nays: None

The staff also presented a motion to approve the request for proposals for moving services for the relocation of Newsome Homes residents (10.27.15.03). Commissioner Hammer motioned to approve the item. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Lefall
Hammer
Alvarado
Beller
Smith
Nays: None

Consider/Discuss/Act on Millennium McKinney Update – the staff advised the board of the grand opening event that would take place at the location on October 29th. Stakeholders and the community were invited.

Consider/Discuss/Act on Financials (10.27.15.04) – Commissioner Smith motioned to accept the August 2015 financials as presented. Commissioner Lefall seconded the motion. A vote was taken with the following results.

Ayes: Lefall
Smith
Beller
Hammer
Alvarado
Nays: None

Tenant Account Receivable Write-Offs (10.27.15.05) – the staff presented the tenant account receivable write-offs and bank statements for the month. Commissioner Smith motioned to approve the write offs. Commissioner Alvarado seconded the motion. A vote was taken with the following results.

Ayes: Smith
Alvarado
Beller
Hammer
LeFall
Nays: None

The next item was to consider/discuss/act on Cobra Continuation of Coverage Administrative Agreement (10.27.15.06). Commissioner Smith motioned to approve the agreement. Commissioner Lefall seconded the motion. A vote was taken with the following results.

Ayes: Lefall
Smith
Beller
Hammer
Alvarado
Nays: None

Consider/Discuss/Act on Amendment to the Community Service Policy (10.27.15.07) – Per the changes to requirements for community service set forth by the Department of Housing and Urban Development, the staff submitted an amendment to the current policy. Commissioner Hammer motioned to approve the amended policy. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Hammer
Smith
Beller
Alvarado
Lefall
Nays: None

Consider/Discuss/Act on PHA Program Overview - the staff presented the monthly compliance reports and statistics.

Executive Directors' report – Ms. Miller gave a brief overview of the following.

- HUD On Site Technical Assistance and Approval of PHA Plan
- Other Community updates

Chairman's report – The Chairman proposed to forgo the November meeting and meet on December 8th and include a strategic planning session in that meeting. The Chairman announced the upcoming bond hearing and TAPS public meeting. Commissioners Hammer and Alvarado provided an update of the NAHRO winter conference.

The Chairman called for a motion to adjourn. Commissioner Smith motioned to adjourn. Commissioner Lefall seconded the motion. The meeting adjourned at 6:50pm.

Chairman

Date

Secretary