

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

A special meeting of the Board of Commissioners of the Housing Authority of the City of McKinney was held at 5:30PM on the 15<sup>th</sup> of January 2013.

The meeting was called to order at 5:42pm. The following Commissioners were present:

Donald Stockford  
Justin Beller  
James DeCoste  
Thomas Johnson

**MHA staff in attendance:**

Roslyn Miller

**Members of the general public in attendance:**

Ann Lot  
Michael Bowen – HSA  
Trish Hamaker

**Chairman Stockford called for the invocation and Commissioner Johnson responded.**

**There was a call to hear comments from the public.** Chairman Stockford welcomed the public participant's comments and advised the Commissioners would not engage in a dialogue.

**Chairman Stockford asked for any comments or concerns on the minutes of the meetings held as follows:**

**December 18, 2012**

**December 31, 2012**

Questions/comments/concerns to be addressed when the meeting minutes are adopted for the next meeting. No action will be taken on any of the action items as this meeting is a working session.

**The next item, Consider/Discuss/Act on ICP Consent Decree, was skipped as the responsible party was not present.**

**The next item was to Consider/Discuss/Act on Millennium McKinney Update.**

Roslyn Miller made the Commissioners aware that the representative, Mr. Bolin, was not present.

The Board has received the information packet regarding the Millennium McKinney Update; including the summary submitted by Mr. Bolin, and the application submitted. Roslyn Miller stated the Board met with Ground Floor Development on December 15, 2012. The packet includes any actions that must be taken as of January 2013.

Chairman DeCoste asked if the Project's time schedule had been laid out. Ground floor development has given Roslyn Miller the basic items.

**The next item was to Consider/Discuss/Act on Master Development/RAD Update.**

Michael Bowen said Chairman Tutson received a letter regarding approval of the application through RAD. A summary of actions/information that must be provided to HUD by January 31, 2013 was given.

In regard to the CHAP agreement, must update time line within 30 days, must update payment letter and state fund involvement team. Aims to have Master Plan completed for review by board by the mid of February.

Chairman Stockford asked if the timeline for complete revitalization plan and begin design phase, due October 30, 2012, has been done. Mr. Bowen responded it has not.

Chairman Stockford asked if the zoning required by the city, due by 12-30-2012, has also not been completed. Mr. Bowen responded that they have not identified a firm site as of this meeting.

Chairman Stockford requested an updated timeline. Mr. Bowen will provide a new timeline at the next Board meeting.

**Chairman Stockford addressed a memo from Roslyn Miller, regarding update on Millennium Project.**

The memo said that the complete application would be presented within the next 3-6 months; Commissioner Stockford asks if this was still waiting to be done.

Commissioner Beller said that the email didn't include specifics. It had things that needed to be achieved by March 30<sup>th</sup>.

Chairman Stockford attended webinars regarding the RAD and CHAP programs. The CHAP application must be amended because of the participation in the RAD program.

One Commissioner asks if there is a way to expedite RAD as we already have been selected. Michael Bowen believes that the acceptance into the program and support of HUD will move the Master Development/RAD program forward.

Chairman Stockford asked had the site been chosen for RAD. Mr. Bowen says that the question is if there will be other sites besides the chosen site.

Chairman Stockford believes that RAD is committed to having these projects happen to create legislation for a new way for housing authorities to receive funding. He requested a hard copy of outlined specifics regarding RAD and those items be added to agenda for next meeting.

**The next item was to Consider/Discuss/Act on ICP Consent Consent Decree.**

Commissioner Johnson says the Consent Decree states 400 units must be built. Current proposal is to build 160 units. The remaining 240 units have to be built in the next 5 years. When does that clock start ticking?

The staff responds that the clock begin with the final consent decree ruling.

**Chairman Stockford asks Commissioners if there are any concerns that they would be unprepared next meeting if they did not address any items on the agenda today.** General response is no.

**The next item was Consider/Discuss/Act on Financials.** Roslyn Miller says that November financials have already been emailed. Trish Hamaker will finalize December financials and write offs will be sent this week. The items will be present for the next meeting if there are any questions.

**The next item is Consider/Discuss/Act on Personnel Policy.**

Commissioner Beller asked for explanation on the vacation grandfather clause.

Chairman Stockford said the Personnel Policy will be on next meeting's agenda for Board approval.

The board made general comments about the personnel policy.

**The next item is the Consider/Discuss/Act on Program Statistical Report.** Chairman Stockford clarifies that this is a document the Board will receive as an update, and requires no action.

**The next item is the Letter to the MHA BOC and Mayor regarding the resignation of Chairman Tutson.** Roslyn Miller advised the election of officer's would be added to the next agenda. In addition the MHA board is a five member board. The Mayor and council must appoint another individual. Commissioner Beller says it should take roughly 2 months to have an individual fill the role.

Chairman Stockford asks that an action item be included in the next meeting's agenda to address moving forward with a replacement.

Chairman Stockford requested that staff provide a six month calendar of dates including working sessions, board meetings, and city council meetings.

Chairman Stockford added to next meeting's agenda the need to ratify meetings to convene at 5:30PM.

Chairman Stockford has asked for a description of the Chairman's role and description of actions required for assisting Housing Authority for the Board members.

There was no further business. The Chairman called for a motion to adjourn.

The meeting was adjourned.

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Chairman

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Date

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Secretary