

**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 January 24, 2017 at 5:30pm.

Chairman Justin Beller called the meeting to order at 5:31pm

The following Commissioners were present.

Hammer
Beller
Carter
Jackson

The following staff was present.

Elinor Williams
Layne Killingsworth
Connie Crosby
Bethany Shaulis
Gary Kesler
Nacole Tate

The following members of the public were present.

Pamela Scott
Michelle James
Councilwoman Tracy Rath
Rick Johnston
Uganda Brown
Nicki Leeks
Rhonda Montgomery

Commissioner Jeremiah Hammer gave the invocation.

Comments from the public – Rick Johnston commented on his displeasure with the Newsome Homes management, trash service at the property, smoking bans and elevator service. Mr. Johnston also voiced his displeasure with the Resident Council not immediately approving a separate council for the Newsome Homes property. Ms. Michelle James voiced concerns from unidentified residents dissatisfied with their rent amounts and the delay in elevator service. Chairman Beller asked the residents to work with staff and management to resolve the issues and to document the concerns and monitor the progress.

Consider/Discuss/Act on Old Business – the following items was tabled from previous meetings.

There was none.

Consider/Discuss/Act on the minutes of the meeting held on November 29, 2016 (01.24.17.01). Commissioner Hammer motioned to approve the item. Commissioner Carter seconded the motion. A vote was taken with the following results.

Ayes:
Hammer
Beller
Carter
Jackson
Nays: None

Consider/Discuss/Act on MHA Resident Council Minutes Update – The Chairman acknowledged that there was not a traditional meeting in December due to the Commissioners annual breakfast. Chairman Beller commented on the overall participation of both residents, staff and partners and thanked everyone for a successful event.

Consider/Discuss/Act on Development Updates – the staff provided monthly owners update for Newsome and an update of the Merritt Homes Redevelopment. City of McKinney Housing and Community Development Director, Janay Tieken submitted development projects for the authorities review. As these items were submitted on the day of the meeting, the board will review and hold a separate meeting for action.

Merritt Homes Redevelopment – staff presented a checklist from HUD regarding the application for Rental Assistance Demonstration and the conversion of all MHA properties. Staff committed to providing additional documentation with the annual plan to include financial projections, staff and resident's impact and items as requested by HUD.

Amendment to McKinney Affordable Housing Development Corporation Certificate of Formation (01.24.17.02) – Commissioner Hammer motioned to approve the item as presented. Commissioner Jackson seconded the motion. A vote was taken with the following results.

Ayes:
Hammer
Beller
Carter
Jackson
Nays: None

Appointment of Directors to McKinney Affordable Housing Development Corporation (01.24.17.03) – Commissioner Hammer motioned to reinstate two of the current directors and to appoint a third. Commissioner Carter seconded the motion. A vote was taken with the following results.

Ayes:
Hammer
Beller
Carter
Jackson
Nays: None

Consider/Discuss/Act on Financials – staff presented the tenant account receivable write-offs (01.24.17.04), November financials (01.24.17.05), December financials (01.24.17.06) and monthly bank statements. Commissioner Hammer motioned to approve all three items as presented. Commissioner Jackson seconded the motion. A vote was taken with the following results.

Ayes:
Hammer
Beller
Carter
Jackson
Nays: None

Consider/Discuss/Act on Overview of PHA Programs – staff presented the monthly operation reports. Also, staff presented a draft of the annual plan.

Executive Director’s Report – Ms. Miller presented an update of the regional AFFH committee. The interlocal agreements have been signed and UTA Arlington has begun the work.

Chairman’s Report – The Chairman requested the fee accountant provide the annual review of the reports at the next meeting. The Chair asked staff to keep the board updated regarding changes coming from HUD. Finally, he thanked the staff and guest for their participation. Commissioner Jeremiah Hammer then stood and announced this would be his last meeting as he was running for City Council. Commissioner Hammer graciously thanked the board, residents and staff for the opportunity to serve and shared his appreciation for the experience. All wished him well and saluted his passionate service to the community.

The Chairman called for a motion to suspend the meeting to allow the McKinney Affordable Housing Development Cooperation to hold its meeting. Commissioner Jackson motioned. Commissioner Hammer seconded. The suspension began at 7:26pm.

The board returned to the regular session and entered executive session at 7:32pm.

The board returned from executive session. The Chairman called for a motion to act on the matter discussed in executive session. (01.24.17.07) A motion to authorize Ms. Miller as Interim Director pending the evaluation completion was made by Commissioner Carter. Commissioner Hammer seconded. A vote was taken with the following results.

Ayes:
Hammer
Beller
Carter
Jackson
Nays: None

The Chairman called for a motion to adjourn. The meeting ended at 7:45pm.

Chairman

Date

Secretary