

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

The regular meeting of the Board of Commissioners of the Housing Authority of the City of McKinney was held at 6:30pm on the 25<sup>th</sup> of September 2012.

**The meeting was called to order at 6:39pm. The following Commissioners were present:**

Donald Stockford  
Alonzo Tutson  
Jim DeCoste  
Tom Johnson

**MHA staff in attendance:**

Roslyn Miller  
Shamira Lawrence  
Rebecca Salinas  
Sharon Green  
S. Alexander  
E. Kirkpatrick  
Janie Brown  
Rodney Hutchinson  
Gary Kessler  
Margaret Coverson  
Connie Crosby

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

Justin Beller  
Cloma Porter  
Rena Porter  
Lucille Porter  
Malcom Jackson  
Anthon Green  
Ludessa Miller  
Elinor Williams  
Rick Johnston  
Nicky Leeks  
Sarah Swann  
Keith Chase  
Erica Diaz  
Krista Walker  
Tammie Garza

## **Michael Brooks gave the Invocation**

### **There was a call to hear comments from the public.**

Mr. Marty Mascari from the Collin County Center on Aging expressed a desire to help a current client that was in need of assistance from MHA.

Mr. Reggie Cofield (MHA Tenant) expressed concern about his house being sold.

## **Resident Council Report**

Ms. Elinor Williams gave a brief update on the Resident Council Activities.

- Fall garage sale Oct 5<sup>th</sup> 8-12. 5.00 per table rental
- Make a Difference Day 10/27/12. MHA will provide goodie bags for community volunteers.
- October 24<sup>th</sup> will be preparation day for Make a Difference Day.
- Resident Council Elections in March 2013
- Invitation for volunteers to the Resident Councils

### **The next item was to consider/discuss/act on the minutes of the Board Meeting held on 4/24/12.**

After brief questions and comments Commissioner Stockford motioned to approve the minutes as presented for 4/24/12. Commissioner DeCoste seconded the motion. The board voted to approve the motion. Commissioner Johnson abstained. (9.25.12.01)

### **The next item was to consider/discuss/act on the minutes of the Board Meeting held on 8/28/12.**

Commissioner Decoste motioned to approve the minutes as presented for 8/28/12. Commissioner Stockford seconded the motion. The board voted to approve the motion. Commissioner Johnson abstained. (9.25.12.02)

**The next item was to consider/discuss/act on "To EPC or Not to EPC" HUD Energy Conference.** Mr. Keith Chase gave a brief presentation on Energy Performance Contract. After brief questions and comments Mr. Chase concluded his presentation.

**The next item was to consider/discuss/act on Brownfield Environmental Phase I ESA Documents Update.** Ms. Miller gave a brief update for board review. No action needed at this time.

**The next item was to consider/discuss/act on Maintenance Update.** Ms. Miller gave a brief overview of the proposed amendment. Commissioner Tutson expressed his appreciation for the Maintenance Staff's efforts.

### **The next item was to consider/discuss/act on Amendment to Admissions and Occupancy Policy.**

Ms. Miller gave a thorough overview of the proposed amendment. After brief questions and comments Commissioner DeCoste motioned to approve the Amendment to Admissions and Occupancy Policy. Commissioner Johnson seconded the motion. The board voted unanimously to approve the motion. (9.25.12.03)

**The next item was to consider/discuss/act on Amendment to Sales & Service Schedule of Charges.**

After brief questions and comments Commissioner Johnson motioned to approve the Amendment to Sales & Service Schedule of Charges as long as MHA commits to sending a notice to the residents explaining the cost change and the difference in percentages based on previous charges from 2009. Commissioner Stockford seconded the motion. Commissioners Johnson, Stockford, and Tutson voted to approve the motion. Commissioner DeCoste abstained. (9.25.12.04)

**The next item was to consider/discuss/act on Public Housing/Section 8 Program Update Statistical Summary.** Ms. Miller presented the Public Housing/Section 8 Program Update Statistical Summary to the Board.

**The next item was to consider/discuss/act on Financials**

After several questions and comments on the Financials that were presented in the board packets Commissioner Stockford motioned to approve the MHA FYE 2012 Financials. Commissioner Tutson seconded the motion. Commissioner Johnson opposed. Commissioner DeCoste abstained. The motion carried. (9.25.12.05)

The Board engaged in a brief discussion about the August bank statements. After which it was concluded that the Commissioners would only require the summary of the bank statements and the summary of the audit.

After several questions and comments on the July 2013 Budget Update, Commissioner Stockford motioned that the Board acknowledges the receipt of the July 2013 Budget Update. Commissioner Johnson seconded the motion. The board voted unanimously to approve the motion. (9.25.12.06)

Commissioner Stockford motioned to accept the Tenant Account Receivables Write-Offs as presented to the Board. The motion was seconded by Commissioner Johnson. The board voted unanimously to approve the motion. (9.25.12.07)

After a brief intermission the Board Meeting reconvened at 8:36pm.

**FDS Submission**

Ms. Miller gave a brief overview of the FDS Submission.

**Audit Update.**

Ms. Miller presented a summary of the audit activities and current status.

**The next item was to consider/discuss/act on Millennium Project and Master Development Update.**

Ms. Miller discussed the current state of the Millennium Project and Master Development. MHA will be submitting a presentation to the City Council on October 16<sup>th</sup>. NRP and HSA will also address that Council at that time.

### **Interim Executive Director's Report**

Ms. Miller gave a detailed summary of the Interim Executive Directors Report including the following items:

- Service Award-MHA staff presented a token of appreciation for Commissioner Gayowski for her service on the MHA Commissioner Board.
- MHA Staff- Ms. Miller expressed appreciation for the MHA staff. Commissioner Stockford expressed his appreciation of the staff and the presentations at the Resident Council Meeting. He specifically acknowledged Mr. Michael Brooks and Mr. Ed. Kirkpatrick for their efforts.
- NTHA Update
- THA Training–Upcoming training to be held in late November.
- Small Public Housing Agency Opportunity Act of 2012 Introduced in Senate
- Tenant/Client Issues-Ms. Miller gave an overview on how rent amounts are determined and advised the Tenants and the board of the process as provided by HUD.
- MHA Property Sales Update
- McKinney Make a Difference Day-MHA was selected to participate. Staff and Resident Council will prepare goodie bags on October 17, 20, 24<sup>th</sup>. Then deliver them to community volunteers on 10/27/12.

### **Chairman's Report**

Mr. Tutson expressed his gratitude to the MHA staff for their efforts in the small amount of time since the staff change.

He also enlightened the public on the Eastside Investors meeting with the Mayor.

Commissioner Tutson reminded attendees that Quarterly Briefing with the City Council will be held on October 16<sup>th</sup> at 6pm.

In conclusion, he gave the meeting attendees information on the Holy Family Garden Project. He encouraged community participation.

**Executive Session:** Commissioner Tutson adjourned the meeting to executive session at 9:26pm.

The MHA Board returned from executive session.

Chairman Tutson called for a motion on action taken on items in executive session. Commissioner Stockford motioned to give the Interim Executive Director permission to complete the sale of real estate in accordance with the price range approved by the board. Commissioner Johnson seconded.

Commissioner Stockford motioned to adjourn. Commissioner Johnson seconded the motion. The meeting adjourned at 10:52pm.

\_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

\_\_\_\_\_  
Secretary