

**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 September 22, 2015 at 5:30pm.

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

The following Commissioners were present.

Hammer  
LeFall  
Smith  
Stockford  
Beller

The following staff was present.

Gary Kesler  
Connie Crosby  
Rebecca Salinas  
Layne Killingsworth  
Bethany Shaulis  
Roslyn Miller

The following members of the public were present.

Margaret Coverson	Kimberly Griffin
Darlene Brown	Pamela Scott
Becky Enos	Patsy Alexander
Cassandra Wilson	Larry Robinson
Sara Monarrez	Councilman Chuck Branch
Lori Monarrez	City Manager Tom Muehlenbeck
Shirley White	Councilman Roger Harris
Jesika Goodson	Chandler Tatum

Commissioner Don Stockford gave the invocation.

City of McKinney Bond Presentation – Larry Robinson and Chandler Tatum gave a presentation of the proposed McKinney 2015 Bond Package.

Service Recognition – the agency recognized Commissioner Don Stockford for his six years of service to the agency. Young Men’s Service League and Sara Monarrez was also recognized for their volunteer programs that serve the youth living at Merritt Homes.

Chairman Beller called for comments from the public. There was none.

The first agenda item was to consider/discuss/act on old business. There was none.

The Chairman called for the next item on the agenda to consider/discuss/act on minutes of the August 25, 2015 (09.22.15.01). Commissioner Smith motioned to approve the minutes. Commissioner Lefall seconded the motion. A vote was taken with the following results.

Ayes: Smith  
Hammer  
LeFall  
Beller  
Stockford

The next item was to consider/discuss the MHA Resident Council minutes/update. The staff provided an update of the Resident Council meeting. No elections were held at the September meeting due to lack of resident turnout.

Consider/Discuss/Act on Newsome Homes Update – staff gave a brief update of the ongoing progress.

Consider/Discuss/Act on Financials (09.22.15.02) – Commissioner Stockford motioned to accept the July 2015 financials as presented. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Stockford  
Smith  
Beller  
Hammer  
LeFall  
Nays: None

Tenant Account Receivable Write-Offs (09.22.15.03) – the staff presented the tenant account receivable write-offs and bank statements for the month. Commissioner Stockford motioned to approve the write offs. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Smith  
Stockford  
Beller  
Hammer  
LeFall  
Nays: None

The monthly bank statements were also presented, however no action was required.

The next item was to consider/discuss/act on State of Texas Co-Op Program (09.22.15.04) – in an effort to continue to implement best practices for procurement, staff completed an application to join the co-op. The application requires board approval. Commissioner Smith motioned to approve the application. Commissioner Lefall seconded the motion. A vote was taken with the following results.

Ayes: Lefall  
Smith  
Beller  
Hammer  
Stockford  
Nays: None

Consider/Discuss/Act on Amendment to the MHA Residential Lease (09.22.15.05) – In an effort to match the community service and zero income language with the Admissions and Occupancy Policy adopted July 1, 2015; staff requested an amendment to the lease. After further research staff requested to table the item to the next meeting to allow 30 days for review by the residents. Commissioner Smith motioned to approve the request to table. Commissioner Lefall seconded the motion. A vote was taken with the following results.

Ayes: Hammer  
Smith  
Beller  
Stockford  
Lefall  
Nays: None

Consider/Discuss/Act on Exterior Paint Award (09.22.15.05) – staff presented the recommended bid for approval. Commissioner Smith motioned to approve the selection. Commissioner Stockford seconded the motion. A vote was taken with the following results.

Ayes: Beller  
Smith  
Stockford  
Hammer  
Lefall  
Nays: None

Consider/Discuss/Act on PHA Program Overview - the staff presented the monthly compliance reports and statistics. In addition, staff advised of the status of opening the Public Housing Waitlist.

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

- HUD Technical Assistance Response
- Affirmatively Furthering Fair Housing Final Rule
- Green Rehabilitation for PHA's

Chairman's report – The Chairman thanked everyone for their participation and recognized Commissioner Stockford for his service. The Chairman asked the board to plan for an upcoming strategic plan meeting.

The Chairman called for a motion to adjourn. Commissioner Stockford motioned to adjourn. Commissioner Smith seconded the motion. The meeting adjourned at 6:39pm.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary