

**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 5:30pm on the 26th of March 2013.

The meeting was called to order at 5:30pm. The following Commissioners were present:

Donald Stockford
Tom Johnson
Justin Beller
Julie Smith
James DeCoste

MHA staff in attendance:

Roslyn Miller
Gary Kesler
Rebecca Salinas
Connie Crosby
Margaret Coverson

Members of the general public in attendance:

Patsy Alexander
Lacille Porter
Renal Porter
Cloma Porter
Michelle Allen
Flo Henry
Fannie Griffin
Michael Bowen
Nanetta Ellis

Chairman Stockford called for the invocation and Commissioner Johnson responded.

There was a call to hear comments from the public. No requests were made.

The next item was to consider/discuss/act on Minutes of the meeting held on January 22, 2013.

Chairman Stockford suggested a correction in the minutes to change "Chairman Stockford" to "Commissioner Stockford" because he was not voted in as chairman at that point in the meeting. With the commitment of the change, Commissioner Johnson moved to approve the minutes. Commissioner Beller seconded the motion. The board voted to approve the motion. (02.26.13.01)

The next item was to consider/discuss/act on Minutes of the meeting held on January 15, 2013. MHA staff advised the minutes would be presented at a later meeting. Commissioner Johnson moved to table the minutes. Commissioner Beller seconded the motion. The board voted to approve the motion. (02.26.13.02)

The next item was to consider/discuss/act on Resident Council Budget 2013 Commissioner Smith moved to approve the RC budget 2013. Commissioner Johnson seconded the motion. The board voted to approve the motion. (02.26.13.03)

Chairman Stockford requested to move agenda item #12(Maintenance Report) to the 5th agenda item. All Commissioners agreed.

The next item was to consider/discuss/act on Maintenance Report. Ed Kirkpatrick gave a summary of the Maintenance Report. After brief questions and commentary, Commissioner Beller moved to receive latest Maintenance Update. Commissioner Johnson seconded the motion. The board voted unanimously to approve the motion.

The next item was to consider/discuss/act on Master Development NRP/HSA Update. After brief questioning, Commissioner Beller Commissioner motioned to approve to accept the update. Johnson seconded the motion. The board voted to approve the motion.

The next item was to consider/discuss/act Millennium Project Update. Fund Commitment Resolution After questions and commentary, Commissioner Johnson moved to approve the Fund Commitment Resolution. Commissioner Smith seconded the motion. Chairman Stockford advised that he would take roll call but wanted to make the Board aware that he was not comfortable with admitting to the relationship with ICP. Mr. Bolin advised that they share the same sentiment and there is the possibility to secure other funding by obtaining additional vouchers through DHA in lieu of the ICP loan. Mr. Johnson expressed his concern about MHA's liability under the agreement. Mr. Bolin and Commissioner Beller advised that the liability is not MHA's. A roll call vote was taken by Chairman Stockford. The results are as follows: Commissioner Smith-Aye, Chairman Stockford-Aye, Commissioner Johnson- Aye, Commissioner Beller- Aye, Commissioner DeCoste-Absent. The board voted to approve the motion (02.26.13.10)

The next item was to consider/discuss/act on Rental Assistance Demonstration Project/Consent Decree. Mr. Henderson gave a brief summary of a 9 percent Tax-Credit deal and a 4 percent Tax-Credit deal. After questions and comments, Commissioner Johnson motioned to approve the recommendation to convert its assistance to Project Based Vouchers or Project Based Rental Assistance. Commissioner Beller seconded the motion. The board voted unanimously to approve the motion (02.26.13.04)

The next item was to consider/discuss/act on Financials. January 2013 Financial Statements

Low Rent Tenant Accounts Receivables Write-Offs Commissioner Beller moved to accept the Write Offs as presented. Commissioner Smith seconded the motion. The board voted unanimously to approve the motion. (02.26.13.06)

MHA Properties (Non-Subsidized) Write-Offs Commissioner Beller moved to accept the Write Offs as presented. Commissioner Johnson seconded the motion. The board voted unanimously to approve the motion. (02.26.13.07)

Chairman Stockford recommended taking out page 3 of the bank statements because there is only branch location listed. Ms. Miller advised that staff would continue to provide all the copies in an effort to protect the integrity of the information provided.

The next item was to consider/discuss/act on Five Year/Annual Plan Update. MHA staff made the Board aware of the upcoming proposal of updates to the Five Year/Annual Plan.

The next item was to consider/discuss/act on Opening the Public Housing Wait List. Commissioner Johnson requested documentation on salaries of PH applicants to be able to present this information to the City Council and other interested entities. Commissioner Beller moved to approve the Opening the Public Housing Wait List. Commissioner Johnson seconded the motion. The board voted to approve the motion. (02.26.13.08)

The next item was to consider/discuss/act on Program Statistical Report. Commissioner Johnson moved to approve the proposed 2013 HCV/S8 Payment Standards to be effective March 1, 2013. Commissioner Smith seconded the motion. Votes were as follows: 4-Aye, 0-Nays, 1-Absent. The board voted to approve the motion. (02.26.13.09)

Executive Director's Report

A brief summary of the following items was presented by the Executive Director.

- HUD Correspondence – Financial Close-out
- MHA Non Subsidy Property Update
- FY 2013 Budget

Ms. Miller encouraged the board to assist the agency with dispelling the myths about Public Housing by providing a presentation addressing the MHA Mission 2013-2014 to their Home Owner's Associations and other community boards.

Ms. Miller expressed her appreciation to Commissioner Beller for reaching out to Holy Family in an effort to partner and provide summer camp and or day care for MHA residents.

Chairman's Report

The Chairman advised of a letter he received from the City of McKinney Planning department inviting him and Commissioner Johnson to meet regarding MHA development. Commissioner Smith encouraged the Chairman to follow-up with the Executive Director for a final meeting date.

Chairman Stockford gave general commentary and asked the board to take note of important dates regarding MHA business.

Commissioners Planning Session

3/5 @ 5:30 Public Hearing of Significant Amendment to the Annual Plan

3/6 MHA BOC special meeting

3/19 Work session

3/26 Regular Board Meeting

The next item was to adjourn to executive session. Commissioner Johnson made the motion. Commissioner Smith seconded motion. The board moved to executive session at 7:06pm.

The board returned from executive session at 8:30pm.

The Chairman called for a motion regarding the executive session discussions. Commissioner Johnson motioned to approve the recommendation to terminate the Master Development agreement with HSA Centrepointe and NRP Group. Commissioner Smith seconded the motion. The board voted unanimously to approve.

The Chairman called for a motion to adjourn. The meeting adjourned at 8:35pm.

Chairman

Date

Secretary