

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

On February 28, 2012 the MHA Board of Commissioners met for the regular meeting at 6:30pm.

The meeting was called to order at 6:30pm by Chairman Tutson. The Commissioners present were.

Chairman Tutson

Gretchen Gayowski

Donald Stockford

Elinor Williams

Thomas Johnson

The staff members present were as follows.

Beth Bentley

Evelyn Johnson

Laury Bravo

Harold Slaymaker

Connie Crosby

Gary Kesler

Devona Harvey

Roslyn Miller

Maria Hernandez

Members of the public present were.

Elizabeth Bagger

Margaret May

Serita Johnson

Anastasia Tutson

HSA/CENTERPOINTE Representatives – Michael Bowen, Art Schuldt, Jr. and Tanisha Smith

Commissioner Stockford gave the invocation.

Chairman Tutson called for comments from the public. Elizabeth Bagger asked to speak to the Board. Ms. Bagger spoke to the Board of her desire to use the 603 Bumpas Property for a preparatory school

for children 18 months to 9 years old. The school would serve low income families. No action was taken on the matter at this meeting.

The next item on the agenda was to consider/discuss/act on the following minutes.

December 13, 2011 (2.28.12.01) – Commissioner Williams motioned to approve the minutes as presented. Commissioner Johnson seconded the motion.

January 9, 2012 (2.28.12.02) – Commissioner Williams motioned to approve the minutes as presented. Commissioner Stockford seconded the motion.

January 13, 2012 (2.28.12.03) – Commissioner Gayowski motioned to approve minutes as presented. Commissioner Williams seconded the motion.

The Chairman called for the next item and update of the HAS/Centerpointe and NRP Group update. Mr. Schuldt and Michael Bowen provided a power point presentation to the Board. The presentation summarized an overview of the collaborative efforts thus far of the two developers.

The next item on the agenda was to consider/discuss /act on program reports. Laury Bravo, staff accountant reviewed the financial reports. The department called for an action on the following.

Tenant Account Receivable Proposed Write-offs (2.28.12.04) – Commissioner Stockford motioned to approve the item. Commissioner Gayowski seconded the motion. Commissioners Stockford, Tutson and Johnson voted yes to the motion. Commissioner Gayowski voted no.

Section 8 Failure to Report Income Write Offs (2.28.12.05) - Commissioner Stockford motioned to approve the motion. Commissioner Johnson seconded the motion. Commissioner Johnson, Stockford and Tutson voted yes to the motion. Commissioner Gayowski voted no.

The items presented for write-off were approved by the Board. The Board expressed their reluctance to approve the large write-off balances. In addition, the Board admonished the staff to address the deficiencies in procedure that contribute to the issue immediately.

Roslyn Miller, Housing Program Manager reviewed the operations update. Ms. Miller asked the board to approve the 2012 Payment Standards as presented. A motion was made by Commissioner Johnson to approve the 2012 Payment Standards (02.28.12.06) effective March 1, 2012. Commissioner Stockford seconded the motion. The board voted unanimously to approve the item.

The next item for consideration was the maintenance update. Executive Director, Beth Bentley asked the Chairman to defer the maintenance report to the executive session. The Chairman advised the Board that the Maintenance Administrator was not in attendance. Additionally, the maintenance update would be discussed in executive session.

The Chairman called for the next item, the Executive Director's report. Ms. Bentley presented the following items to the Board.

Inclusive Communities Project (ICP) – Revised Consent Decree – an update of the current negotiations were given. In addition, the changes requested by the Board had been put into place.

Receipt of 2012-2013 Annual Plans – An overview of the annual plan was given. The Director also advised of the public comment period and made a request of the Board to make comments as well.

On-site Fee Accountant Budget Review – March 27, 2012

City of McKinney Community Services Grant – The agency received a community services grant award from the City.

Chairman Tutson requested that a work session be scheduled prior to the adoption of the annual plan. The Chairman thanked the guest and staff for their attendance and the work being done at the agency.

At 8:16pm the Board entered executive session.

The Board returned from executive session at 9:00pm. The Chairman made note that Commissioner Williams left the meeting at 7:15pm.

Commissioner Stockford moved to adjourn the meeting. Commissioner Johnson seconded the motion. All voted to adjourn. The meeting ended at 9:01pm.

Chairman

Date

Secretary