

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

A special meeting of the Board of Commissioners of the McKinney Housing Authority was held on April 10, 2012 at 6:30pm.

The Chairman called the meeting to order at 6:38pm.

The following members of the Board were present.

Thomas Johnson	Gretchen Gayowski
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Donald Stockford	Alonzo Tutson
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The MHA staff present was.

Beth Bentley	Harold Slaymaker
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Laury Bravo	Roslyn Miller
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Gary Kesler

The following members of the public were present.

James Foster	Rena Porter
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Margaret May	Lacille Porter & Guest
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Ludessa Miller	Mr. Gayowski
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Nicki Leeks

Commissioner Stockford gave the invocation.

The Chairman called for comments from the public or residents. Staff member Gary Kesler asked the Board if he might give a report on the maintenance department. Mr. Kesler summarized the accomplishments of the maintenance department over the past month. Mr. Kesler also shared some goals and means for the department to sell old inventory for profit. In addition, Mr. Kesler shared the appreciation of the maintenance staff for the community partners and the work they have done. Commissioner Johnson asked that the accomplishments be documented. Commissioner Stockford asked maintenance to provide input on the inventory for the Millenium Project. There were no other comments.

The next item for consideration was to consider/discuss/act on the Minutes of the meeting held March 27, 2012. Commissioner Stockford motioned to approve the minutes as presented. Commissioner Gayowski seconded the motion. The board voted unanimously to approve the minutes.

The Chairman called for the next item for consideration, the Fiscal Year 2013 Annual/Five Year Plan. Executive Director, Beth Bentley presented a powerpoint presentation. Ms. Bentley summarized the plan and spoke to the accomplishments already made and the objectives yet to materialize. Ms. Bentley asked if anyone in attendance had a comment. Resident Nicki Leeks asked the Director to explain why some residents pay rent and others don't. Ms. Bentley responded to his question. Both Commissioner Johnson and Stockford asked for clarity regarding the specifics of the income based program. Ms. Bentley advised the residents that they could feel free to utilize the MHA resident computer to submit questions to our state or federal representatives. The residents complained about the dogs that are running loose in the neighborhood. Commissioner Stockford reiterated the recommendations to document any complaints. Commissioner Johnson advised the residents to contact him if at any time they felt they were not being properly served. The Commissioners deliberated over approving the annual plan due to the need for a work session.

Chairman called for a motion to close the public hearing. Commissioner Stockford motioned to close. Commissioner Gayowski seconded the motion. All vote yes.

The Chairman then called for a motion to approve the annual plan. Commissioner Stockford motioned to table the item until the Board had an opportunity to review the plan and ask questions. Commissioner Stockford then asked specific questions regarding the financial items to be submitted. Ms. Bentley provided a copy of the actual document to be submitted. After a brief discussion, Commissioner Stockford withdrew his motion. Commissioner Gayowski moved to accept the plan with the caveat that the Board would meet for a work session to discuss the details of the annual plan. There was more deliberation. Commissioner Gayowski motioned to approve the plan with the caveat that the Board, residents and staff meet on the first Saturday in May. Commissioner Stockford seconded the motion. Commissioner Stockford asked that all of the residents present be given a copy of the annual plan. A vote was taken and the results were as followed.

Ayes: Gayowski

Stockford

Tutson

Nay: Johnson

Motion was carried.

The next item for consideration was to open the public housing waiting list. Ms. Miller advised the Board of the need to increase the pool of applicants for the two bedroom units. Commissioner Stockford motioned to approve the item. Commissioner Johnson seconded the motion. The Board voted unanimously to approve the item.

The Chairman called for the next item on the agenda to consider/discuss/act on adoption of New Lease submitted by L. Porter and D. Harvey. The Director asked that the item be tabled since she hasn't had the opportunity to review it. Commissioner Gayowski motioned to table the item. Commissioner Stockford seconded it. The Board voted unanimously to table the item.

Item nine was to consider/discuss/act on statistics based on the annual contributions contract for Public Housing. Staff accountant Laury Bravo summarized the report. No action was needed.

The next item was the Chairman's Report. The Chairman expressed comments to the residents. He also advised of the upcoming events.

Texas Trash Off – City wide volunteer event

MHA Joint Work Session with the City of McKinney – April 17, 2012

Finally, the Chairman called for a motion to adjourn. Commissioner Gayowski motioned and Commissioner Stockford seconded.

The meeting adjourned at 8:27pm.

Chairman

Date

Secretary