

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

The regular meeting of the MHA Board of Commissioners was held on Tuesday March 22, 2011. The meeting was called to order at 5:20pm. The Commissioners in attendance were the following.

Alonzo Tutson

Gretchen Gayowski

Donald Stockford

Elinor Williams

Jimmie King

Councilman Liaison Travis Ussery was in attendance.

Staff in attendance was.

Beth Bentley, Jeanine Tillman, Roslyn Miller

One member of the public was in attendance, a Resident Council Officer.

The first item on the agenda was the invocation. Commissioner Stockford gave the invocation.

The next item on the agenda was to hear comments from the public. No request to be heard was made.

The next item on the agenda was to review and adopt the minutes of the regular meeting held February 22, 2011. A motion was made by Commissioner Jimmie King to approve the minutes as presented.

Commissioner Donald Stockford seconded the motion. A vote was taken with the following results.

Ayes: Alonzo Tutson

Donald Stockford

Jimmie King

Gretchen Gayowski

Elinor Williams

Nays: None

The Chairman called for the next item on the agenda which was to consider/discuss/act on the Resident Council report. Commissioner Elinor Williams gave the Board an overview of the upcoming projects for the Resident Council. The projects consisted of an incentive to pay students for grades and or attendance, a Easter celebration being hosted by Grace Ministry and the upcoming Resident Council elections. The Board displayed enthusiasm over the planned activities and vowed to participate. There was no action to be taken.

The next item on the agenda was to consider/discuss/act on the monthly financials. Executive Director Beth Bentley summarized the documents submitted and highlighted the main area of significance. DHAP funds due to Low Rent would be addressed by fiscal year end. No action was needed.

The next item on the agenda was to consider/discuss/act on the Annual Plan update. Ms. Bentley advised the Board of some of the changes to be included in the Annual Plan. Ms. Bentley advised of changes to the lease and collaborations with other entities in the community to work toward serving our

clients more effectively. The Board made brief comments and recommendations. Commissioner Stockford inquired about how specifically MHA can be included in the overall consideration of the City's label of being the Best City in the country. In addition the Commissioner asked that the agency include the active role of the Resident Council in the report. Commissioner Stockford also asked that the agency's collaboration with the Job Corps be included in the report. Commissioner Stockford inquired about the language used by the City not only to preserve but to make available funds to assist us with rehabilitation of the properties. Commissioner Williams inquired about applying for CDBG funds to rebuild the properties. Chairman Tutson asked to schedule a work session prior to the approval of the annual plan. Director Bentley advised she would email the options available to facilitate the request.

The Chairman called for the next item on the agenda which was to consider/discuss/act on Public Housing and Section 8 Program reporting. Housing Program Manager, Roslyn Miller advised the Board of the persistent effort made by the Public Housing Coordinator, Jeanine Tillman to upgrade the MHA tenant lease to ensure that the agency is managing more effectively. Ms. Tillman reviewed key points of the new lease and the benefits to the agency and the tenant. The Board provided tremendous feedback and recommendations to be included in the lease. Resident Nicki Leeks made a comment about the fairness of ensuring that all residents be held accountable to the same standard. Commissioner Williams also advised that she would ensure that the Resident Council had the opportunity to review and make comment on the proposed lease. Director Bentley asked the Board to send their comments to be included in the proposed changes. No action was taken at the time.

In addition to the Public Housing lease the Board was also provided with reports for the Public Housing delinquency, status of payment arrangements and status of lease-ups. Ms. Miller summarized the reports provided. No action was needed.

The Chairman called for the next item on the agenda which was to consider/discuss/act on the Executive Directors report. Ms. Bentley gave the Board an update of the agency training of the software. Ms. Bentley made the Board aware of the roll out of professional development brown bag series and changes to the agencies internal processes. The Board was made aware of the upcoming Vacancy Turnaround training to be hosted by the agency in April. Additionally the agency will host the North Texas Housing Association meeting in May.

The next item on the agenda was the Chairman's Report. The Chairman advised of the McKinney Sustainability meeting and encouraged the Board and the staff to attend the next meeting. The Chairman thanked the agency for their assistance in finalizing the census count for the area. In addition the Chairman made the Board aware of upcoming events. Texas Trash Off and Get Fit Month for the City of McKinney and asked for the support of the community at large. There were various brief comments from the Board and those in attendance in response to the Chairman's remarks. No action was taken.

Finally, the Chairman called for a motion to adjourn the meeting. A motion was made and seconded. The meeting adjourned at 7:28pm.

Secretary

Chairman

Date

