

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

The meeting of the Board of Commissioners of the Housing Authority of the City of McKinney, Texas, was held at 1200 N. Tennessee St. at 5:15p.m. on December 14, 2010.

Commissioner Alonzo Tutson called the meeting to order at 5:27 p.m. and established a quorum.

The following Commissioners were present:

Jimmie King
Elinor Williams
Donald Stockford
Alonzo Tutson
Gretchen Gayowski

The McKinney Housing Authority staff members in attendance were:

Beth Bentley
Laury Bravo
Roslyn Miller

Chairman Tutson called for comments from the public. There were none.

The first order of business was to review and adopt the minutes of the meeting held November 16, 2010. Commissioner Elinor Williams motioned to approve the minutes as presented. Commissioner King seconded the motion. A vote was taken with the following results.

Ayes: Jimmie King
Alonzo Tutson
Gretchen Gayowski
Donald Stockford
Elinor Williams

Nays: None

The next order of business was Public Hearing for Small Area Fair Market Rent (FMR's) by Zip Code. There were no members of the public present for comment. Chairman Tutson called for a motion to close the Public Hearing. Commissioner Stockford motioned to close the public hearing. Commissioner Gayowski seconded the motion. A vote was taken with the following results:

Ayes: Elinor Williams
Alonzo Tutson
Gretchen Gayowski
Donald Stockford

Jimmie King

Nays: None

Chairman Tutson then called for the next item on the agenda which was to consider/discuss/act on establishing Payment Standards (10.44). Ms. Bentley presented the Board with the compilation of information used to establish the payment standards to meet compliance with the Small Area FMR initiative. The agency has contracted with NELROD, an agency consortium, to provide recommended standards based on the agency's budget and utilization. The agency has met with HUD Field Representatives for technical assistance with utilization. In addition the agency has consulted with other Housing Authorities participating in the program. And the Housing Inspector, Laverne Gary compiled the agencies data regarding unit comparables for each zip code. At this point the payment standards are compiled into four groupings. NELROD will utilize our current payments to assist us with determining the final standards. After much discussion, no action was needed at the time.

A call was made for the next item, consider/discuss/act on MHA Authorized Bank Account Signers. (10.45) Ms. Bentley advised the Board that the item was being presented to address the changes in leadership. Commissioner Stockford motioned to approve the item. Commissioner Williams seconded the motion. A vote was taken with the following results.

Ayes: Jimmie King
Donald Stockford
Gretchen Gayowski
Alonzo Tutson
Elinor Williams

Nays: None

The Chairman then called for the Chairman's report. Chairman Tutson advised the Board of the turnout at the "dv8" Christmas Journey "Hay Ride." He recognized the work being done by the "dv8" staff. In addition, Chairman Tutson acknowledged the work being done by the MHA staff as well. Finally, the Chairman acknowledged Councilman Travis Ussery. Mr. Ussery offered a few brief comments.

Commissioner Elinor Williams motioned to close the regular meeting and enter Executive Session. Commissioner King seconded the motion. The Board entered executive session at 6:03pm.

The Board returned from Executive Session at 6:10pm. The Chairman called for a motion to accept the resolution presented in Executive Session. Commissioner Elinor Williams motioned to authorize Roslyn Miller to serve in the capacity of Acting Executive Director. The motion was seconded by Commissioner Jimmie King. A vote was taken with the following results:

Ayes: Jimmie King
Gretchen Gayowski
Alonzo Tutson
Donald Stockford
Elinor Williams

Nays: None

Chairman Tutson called for a motion to adjourn. Commissioner Gretchen Gayowski made the motion. Commissioner Elinor Williams seconded the motion. The meeting was adjourned at 6:12pm.

Alonzo Tutson, Chairman

Secretary