

**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 August 3, 2010.

Chairman Arthur Simmons called the meeting to order at 5:18 p.m. and established a quorum.

The following Commissioners were present:

Jimmie King  
Alonzo Tutson  
Arthur Simmons  
Elinor Williams

The McKinney Housing Authority staff members in attendance were:

Beth Bentley  
Jeanine Tillman  
Roslyn Miller

Chairman Simmons called for comments from the public. There was no one present from the general public.

The first order of business was to review and adopt the minutes of the meeting held June 22, 2010. Commissioner Elinor Williams motioned to approve the minutes as presented. Commissioner Jimmie King seconded the motion. A vote was taken with the following results.

Ayes: Alonzo Tutson  
Elinor Williams  
Arthur Simmons  
Jimmie King

Nays: None

The next order of business was to consider/discuss/act on the Resident Council report (10.26). Commissioner Elinor Williams advised of the end of summer activities as well as the pending back to school celebration. Executive Director Beth Bentley advised of other community partners that would be contributing to the back to school projects. Commissioner Dennis Williams joined the meeting. Commissioner Dennis Williams also inquired about the bank account for the Resident Council. Director Bentley advised that the item would be addressed at the next board meeting. No further

action was needed.

Chairman Simmons then called for the next item on the agenda which was to consider/discuss/act on the 07/01/2010 – 06/30/2011 Operating Budget (10.27). Executive Director Bentley advised that the item would be brought before the board on the next meeting.

A call was made for the next item, consider/discuss/act on the June 30, 2010 Write-offs (10.28). The board reviewed the data that was submitted for the end of year close-out. Commissioner Tutson motioned to approve the item as presented. Commissioner Dennis Williams seconded the motion. A vote was taken with the following results.

Ayes: Dennis Williams  
Alonzo Tutson  
Arthur Simmons  
Jimmie King  
Elinor Williams

Nays: None

The next item on the agenda was to consider/discuss/act on EIV Update Addendum for Public Housing and Section 8 (10.29). Ms. Miller advised the board of the recent updates and guidance related to the mandated use of HUD's Enterprise Income Verification system, as required in accordance with the new HUD regulation 24 CFR 5.233. Commissioner Elinor Williams motion to approve the required changes. Commissioner Tutson seconded the motion. A vote was taken with the following results.

Ayes: Dennis Williams  
Alonzo Tutson  
Arthur Simmons  
Jimmie King  
Elinor Williams

Nays: None

The Chairman called for the next item on the agenda which was to consider/discuss/act on the Section Eight Management Assessment Program (SEMAP) July 1, 2009-June 30, 2010 (10.30). Ms. Miller reviewed the SEMAP process and final submission data with the Board. There were brief questions. Commissioner Elinor Williams motioned to approve the SEMAP submission. Commissioner Dennis Williams seconded the motion. A vote was taken with the following results

Ayes: Dennis Williams  
Alonzo Tutson  
Arthur Simmons  
Jimmie King  
Elinor Williams

Nays: None

Chairman Simmons called for the next item on the agenda. The item was to consider/discuss/act on MHA-ICP Funding Announcement (10.31). Ms. Bentley summarized the funding announcement agreement for the matter concerning ICP vs. MHA. Ms. Bentley further advised that a phone conversation since the initial letter addressed some language changes that had not been incorporated in the agreement. There was a brief discussion. Commissioner Dennis Williams motioned to approve the item with the recommended changes. Commissioner King seconded the motion. A vote was taken with the following results.

Ayes: Dennis Williams  
Alonzo Tutson  
Arthur Simmons  
Jimmie King  
Elinor Williams

Nays: None

The next item on the agenda was to consider/discuss/act on Property Management Concept for New Houses (10.32). Ms. Bentley asked the Board to refer to the correspondence in the packet from the agency attorney. The letter spoke to the OIG audit and the close-out directives. The close-out included the recovery of the properties built and or acquired under the nonprofit component. The management team has since reviewed options available for ongoing management of the acquisition. The recommendation was to contract with a property management company to handle temporary management and provide critical assessment information. No further action was required.

The Chairman called for the next item on the agenda to consider/discuss/act on Shooting Incident (10.33). Ms. Bentley advised of the latest report provided by the police department. No further action was required.

The next item on the agenda was to consider/discuss/act on Property Curfew (10.34). Public Housing Coordinator Jeanine Tillman advised the Board of the need to implement a curfew. Ms. Tillman advised that the proposed curfew was the same as currently being implemented by the City. This action would simply allow the agency to document its efforts to address the complaints from residents. And the measure would ensure the agency's efforts to provide a safe and quality environment for all tenants. Commissioner Elinor Williams spoke briefly regarding the problems with unattended minors in her complex. Others inquired about enforcement. Ms. Tillman addressed the concerns. Commissioner Dennis Williams motioned to approve the curfew. Commissioner Elinor Williams seconded the motion. A vote was taken with the following results.

Ayes: Dennis Williams  
Alonzo Tutson  
Arthur Simmons  
Jimmie King

Elinor Williams

Nays: None

A call was made for the next item on the agenda to consider/discuss/act on Application for Emergency Safety and Security Funding (10.35). Chairman Simmons advised that he would have to leave the meeting and asked Commissioner Dennis Williams to preside. The Board reviewed the document and discussed various projects that could be done. There was no action needed.

Commissioner Williams then called for a motion to enter executive session. Commissioner Tutson made the motion. It was seconded by Commissioner King. The board entered executive session at 6:20pm.

The Board returned from executive session. Chairman Simmons rejoined the meeting at the point of executive session. Commissioner Dennis Williams then called for a motion to approve using the legal services of Coats/Rose for the remainder of the ICP vs. MHA process. Commissioner Elinor Williams motioned to approve and Commissioner King seconded. Commissioner Tutson made the motion to adjourn. Commissioner King seconded the motion. The meeting was adjourned.

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Arthur Simmons, Chairman

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Secretary