

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

The regular meeting of the Housing Authority of the City of McKinney was held on April 22, 2014 at 5:30pm.

Chairman Justin Beller called the meeting to order at 5:31pm.

The following Commissioners were present.

Beller
Hammer
Smith
DeCoste
Stockford

The following staff was present.

Rebecca Salinas
Connie Crosby
Alonzo Tutson
Roslyn Miller

The following members of the public were in attendance.

Nicki Leeks
Sherry Lyn
Rick Johnston
Nicole Taylor
Cassandra Wilson
Nullely Gutierrez
Special Holback
Sandra Smith
Martin Sanchez

Commissioner Smith gave the invocation

Comments from the Public – There were no request to speak.

Old Business – None

Minutes – March 25, 2014 (04.22.14.01)

Commissioner Stockford motioned to approve the minutes as presented. Commissioner Smith seconded the motion. A vote was taken with the following results.

Ayes: Stockford
Smith
DeCoste
Hammer
Beller

Nays: None

Resident Council Minutes – March, 2014

No action was required by the board. Chairman Beller informed the board of his attending the April meeting along with the Vice Chair. Commissioner Stockford advised the board of his discovery of the playground at Merritt. In addition he offered his support to the resident request to provide improvements to the playground.

Consider/Discuss/Act on Millennium McKinney Update – Martin Sanchez provided the board with an update of the progress of the construction of Millennium McKinney and the application for M2.

Consider/Discuss/Act on Newsome Homes Redevelopment Update – The MHA staff provided an update of the efforts to finalize the project funding. In addition, the developer provided resource materials for the funding options. No additional action was required.

Consider/Discuss/Act on Financial Reports – February 2014 Financials (04.22.14.02)

Tenant Account Receivable Write-Offs (04.22.14.03)

The reports were not complete at the time of the meeting. They will be provided at the next meeting.

Consider/Discuss/Act on PHA Program Update – MHA Staff Rebecca Salinas and Alonzo Tutson summarized program reports.

Five Year/Annual Plan & Certifications 04.22.14.04 – Commissioner Stockford motioned to approve. Commissioner Hammer seconded the motion.

Utility Allowance Schedule 2014 HCV 04.22.14.05 - Commissioner Stockford motioned to approve. Commissioner Smith seconded the motion.

PHA Flat Rent Schedule 04.22.14.06 - Commissioner Stockford motioned to approve. Commissioner Smith seconded the motion.

MHA Tenant Lease Amendment 04.22.14.08 – Commissioner Stockford motioned to approve. Commissioner Hammer seconded the motion.

Sales and Service Schedule Amendment 04.22.14.09 – Commissioner Smith motioned to approve the item with changes discussed during the meeting.

A vote was taken regarding the items presented. The results were as follows.

Ayes: Stockford
Smith
DeCoste
Hammer
Beller

Nays: None

Administrative Plan Amendment – the staff advised of changes to the Administrative Plan to include veteran assistance vouchers. The final changes are pending and the amendment will be presented at the next meeting.

MHA By-Laws – The Chairman called for an update from the board committee. Commissioner DeCoste had no additional comments. Commissioner Hammer recommended the bylaws to remain as they were except for any requirements to term limits as required. Commissioner Smith motioned to table the matter to allow the agency attorney to review the request from the City. Commissioner Stockford seconded the motion. A vote was taken with the following results.

Ayes: DeCoste
Smith
Stockford
Hammer
Beller

Nays: None

Executive Directors Report – Ms. Miller summarized the information provided in her report. The board was encouraged to participate in the Fair Housing training sponsored by the McKinney CDBG.

Chairman’s Report – Chairman Beller gave a recap of the previous strategic plan discussions. The Chairman advised of his request to the Mayor for the agency to meet with the Council to provide an update of MHA services. The Chairman also presented a calendar to the board of important dates for PHA affairs. Finally, the Chairman assigned board members committee responsibilities for MHA governance.

The Chairman called for a close of the regular session. The meeting closed at 6:51pm.

Executive Session – The Chairman called for executive session at 7:02pm.

The board concluded the executive session and resumed the regular meeting at 7:22pm.

No action was taken on items discussed in executive session.

Adjourn – The Chairman called for a motion to adjourn. Commissioner Stockford motioned. Commissioner Hammer seconded. The meeting adjourned at 7:22pm.

Chairman

Date

Secretary