

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

A regular meeting of the Housing Authority of the City of McKinney was held on November 28, 2017 at 4:00pm.

Chairpersons Brenda Carter called the meeting to order at 4:02pm.

The following Commissioners were present.

Beller
Roberts
Carter
Simmons

The following staff was present.
Bethany Shaulis

The following members of the public were present.

Councilman LaShadion Shemwell	Edward Pittman	Carol Bailey
Councilman Rainey Rogers	Sarah P.	Flo Brigitte T
Chazetta Henderson	Sylvester Conyer	Jennifer Davis
Brenda Jackson	Mae Ratliff	Thelma Ratcliff
Rick Johnston	Dixie Kay Perkins	Michelle James
Sara Cramer	Karen Kiege	Lajuan Rowell
Gwen Moses	Emma Corley	Ann Moore
Whaylon Morton	Linda Whitehead	Shirley Stevenson
Janet Alexander	Laurence Mooney	Juan Dominquez
Nicki Leeks	Betty Douglas	Margarita Dominquez
Shanette Williams	Catherine Webb	Cassandra Saucedo
Edezmira Vera	Patrice Dorsey	Pedro Hernandez
Uganda Noble	Kerri Rutledge	Cesar Pena
Linda Cregg	Carol Williams	Lawrence Mooney
Patricia Williams	Willie N	

Invocation – Councilman Rainey Rogers

Comments from the public – Karen Kiege – I love it here.

Dixie Perkins – voiced concerns about safety and she wants weekly activities.

Betty Douglas – voiced concerns about safety and parking spot for live in aide.

Sylvester Conyers – voiced concerns about security and lighting

Jennifer Davis – voiced concerns about strangers in the hall and she would like a security gate.

Emma Corley – concerned about security, lighting, strangers living in the stairwells, key fob system and community room access

Linda Whitehead – concerned about security, deadbolt and grab bars.

Mae Ratliff – concerned that the doors don’t stay open long enough for her to get out with walker.

Jeff Murphy – concerned about security and unattended dogs in the property.

Catherine Webb – concerned about strangers in the building.

Brenda Jackson – concerned about abandoned cars.

Rick Johnston – concerned about resident council, lease, key fobs and the transient population.

Whaylon Morton – concerned about vagrants and security, resident council and key fobs.

Lawrence Mooney – concerned about health condition and water drainage on the 1st floor.

Lajuan Rowell – concerned about strangers selling products (unwanted soliciting) and residents smoking in the building.

Consider/Discuss/Act on Old Business – Significant Amendment to the Annual Plan (10.24.17.02) – staff requested the board delay action pending RFP for Transfer of Assistance. No action was taken.

Consider/Discuss/Act on Minutes of the following meetings –

October 24, 2017 (11.28.17.01)

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

Ayes: Beller
Simmons
Roberts
Carter
Nays: None

Consider/Discuss/Act on MHA Resident Council Minutes/Update – Ms. Williams, Resident Council secretary, provided an update of the monthly meeting.

Consider/Discuss/Act on Development Updates – the staff provided the monthly owner’s update and financial report for Newsome Homes.

Consider/Discuss /Act on Master Development Agreement for Merritt (11.28.17.02) – Commissioner Roberts motioned to approve the item as presented. Commissioner Beller seconded the motion. A vote was taken with the following results.

Ayes: Beller
Simmons
Roberts
Carter
Nays: None

Consider/Discuss/Act on Letter of Intent Equity Fund Proposals (11.28.17.03) – Commissioner Beller motioned to authorize staff to enter into negotiations with Enterprise. Commissioner Simmons seconded the motion. A vote was taken with the following results.

Ayes: Beller
Simmons
Roberts
Carter
Nays: None

Consider/Discuss/ Act on Request for Proposals – Relocation Consultant for Merritt Homes (11.28.17.04) - Commissioner Beller motioned to authorize staff to enter into negotiations with the entity submitting the qualified bid response. Commissioner Simmons seconded the motion. A vote was taken with the following results.

Ayes: Beller
Simmons
Roberts
Carter
Nays: None

Consider/Discuss/Act on Request for Proposals – Transfer of Assistance Merritt Homes (11.28.17.05) – Commissioner Simmons motioned to authorize staff to enter into negotiations with the entity submitting the qualified bid response. Commissioner Roberts seconded the motion. A vote was taken with the following results.

Ayes: Beller
Simmons
Roberts
Carter
Nays: None

Consider/Discuss/Act on Financials –

Tenant Account Receivable Write-Offs (11.28.17.05) – Commissioner Beller motioned to approve. Commissioner Simmons seconded the motion. A vote was taken with the following results.

Ayes: Beller
Simmons
Roberts
Carter
Nays: None

September Financials (11.28.17.06) –Commissioner Beller motioned to approve the item. Commissioner Roberts seconded the motion. A vote was taken with the following results.

- Ayes: Beller
- Simmons
- Roberts
- Carter
- Nays: None

Monthly Bank Statements – item reviewed, no concerns.

Consider/Discuss/Act on Overview of PHA Programs – Staff presented the monthly reports for operations.
Adverse Action Review – Client #14439 addressed the board. The board listened and advised a written response would be sent to the client.

Executive Director’s Report – staff presented a brief summary of the following.

- Regional Affirmatively Furthering Fair Housing (AFFH) Update
- Annual Commissioners Breakfast
- Salvation Army Bell Ringing

Chairman’s Report – Chairperson Carter thanked the residents and board for their participation. The Chair requested the board review strategic plan and training in January and February.

The Chairman called for a motion to adjourn. Commissioner Simmons motioned. Commissioner Beller seconded it. The meeting ended at 6:01pm.

Chairman

Date

Secretary