

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

The regular 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 1, 2009.

Chairman Arthur Simmons called the meeting to order at 5:36 p.m. and established a quorum.

The following Commissioners were present:

Arthur Simmons
Dennis Williams
Alonzo Tutson

The McKinney Housing Authority staff members in attendance were:

Beth Bentley
Roslyn Miller

The members of the public in attendance were Anastasia Tutson and Rick Johnston.

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

The first order of business was to review and adopt the minutes of the regular meeting held October 27, 2009 and the special meeting held November 12, 2009. Commissioner Williams motioned to accept the minutes as presented. Commissioner Tutson seconded the motion. A vote was taken with the following results:

Ayes: Arthur Simmons
Dennis Williams
Alonzo Tutson

Nays: None

The next order of business was to consider/discuss/act on the Housing Choice Voucher 2009-2010 Payment Standards (09.41). Staff member Roslyn Miller asked the Board if there were any questions regarding the supporting data presented. Commissioner Williams noted that the action was reviewed annually and that the fair market rents had decreased slightly from 2009. Executive Director responded that the amounts were in line with the current economy. Commissioner Williams motioned to approve the 2010 payment standards. Commissioner Tutson seconded the motion. A vote was taken with the following results:

Ayes: Dennis Williams
Arthur Simmons
Alonzo Tutson

Nays: None

Chairman Simmons called for the next order of business which was to consider/discuss/act on Section 3 Economic Opportunities Policy (09.42). Executive Director, Beth Bentley explained the purpose of the Section 3 program to provide economic opportunities for low and very low income clients and communities, and the goal of the McKinney Housing Authority to include the program in its operation. Commissioner Williams motioned to approve the action. Commissioner Tutson seconded the motion. A vote was taken with the following results:

Ayes: Alonzo Tutson
Dennis Williams
Arthur Simmons

Nays: None

The next item on the agenda was to consider/discuss/act on the 457 Retirement Plan (09.46). Director Bentley advised the board of the notice from the bank that the assets would be moved to a new service provider. The action was a result of the banks restructuring under the current economic conditions and not a request from MHA. Commissioner Williams motioned to approve the action. Commissioner Tutson seconded the motion. A vote was taken with the following results.

Ayes: Arthur Simmons
Alonzo Tutson
Dennis Williams

Nays: None

The Chairman called for the next item on the agenda consider/discuss/act on the American Recovery and Reinvestment Act (ARRA) Architect/Engineering Services Selection (09.48). Director Bentley advised the Board that the agency solicited for architectural services for modernization for Newsome Homes and Cockrell Homes utilizing ARRA funds. The agency sent out eight proposals and two responses were received. The Board was then asked to review the submittals and reference responses and provide feedback for a final decision. Commissioner Williams motioned to allow the Executive Director to proceed per the evaluation feedback from the Board by December 3, 2009. Commissioner Tutson seconded the motion. A vote was taken with the following results.

Ayes: Arthur Simmons
Dennis Williams
Alonzo Tutson

Nays: None

The next items on the agenda were to consider/discuss/act and review the Grievance Panel Hearing for L. Bates and M. Garza (09.47). Staff member Roslyn Miller summarized the information presented. The Board reviewed the Grievance Policy procedure and confirmed that it had been followed. Commissioner Williams then motioned to support the decision made by the hearing panel. Commissioner Tutson seconded the motion. A vote was taken with the following results:

Ayes: Dennis Williams
Alonzo Tutson

Arthur Simmons

Nays: None

The Chairman then called for a closed executive session. Commissioner Williams motioned to enter closed session at 6:02pm. Commissioner Tutson seconded the motion. The board returned from closed session at 6:34pm. The Chairman declared that there was no action to take on the items discussed in executive session however the Executive Director's evaluation would be tabled until the next meeting.

The next item on the agenda was the Executive Director's Report. Director Bentley summarized the following items in her report.

UPCS Inspection Update – the agency partnered with a consultant to prepare for the annual UPCS inspection and the inspection was complete.

Staffing Update – Public Housing Coordinator Andrea Harris has retired and the agency has a new staff person that will start training December 3, 2009.

Tax Credit Training – Ms. Bentley will attend the training this month on behalf of the agency.

HUD Strategic Planning Session – Ms. Bentley was invited to participate by the local field office.

FYE 2009 Audit Procurement – The audit procurement panel reviewed the proposals submitted and finalized the decision. Commissioner Tutson commented on the process and his participation in the effort.

There was no action needed.

The Chairman called for closing comments. Resident Rick Johnston, Resident Council President, addressed the board regarding issues at Newsome Homes. Both the Commissioners and Executive Director advised Mr. Johnston that general comments could be made. However, in order for the board to address specific issues regarding the Resident Council, the Council would need to add an item to the next agenda. Mrs. Anastasia Tutson asked the board what areas of McKinney the Section 3 plan would address. Ms. Bentley spoke to her concern.

The Chairman then called for a motion to adjourn. Commissioner Williams motioned to adjourn. Commissioner Tutson seconded the motion. The meeting was adjourned.

Arthur Simmons, Chairman

Secretary