

**Housing Authority of the City of Denton
Minutes for the June Meeting of the Board of Commissioners**

The June meeting of the Denton Housing Authority (DHA) Board of Commissioners was held Tuesday, June 21, 2022 at 12:00 pm at the DHA Central Office, 1225 Wilson St. Denton, Texas.

I. Call to Order

Beverly Bryant, Chairman of the Board of Commissioners for DHA, called the meeting to order at 12:08 pm.

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| Commissioners Present: | Beverly Bryant, Chair
Dianne Baker, Vice Chair
Kataunta Jones, Commissioner
David Shuck, Commissioner |
| Commissioners Absent: | Birdia Johnson, Commissioner
Sherri McDade, CEO/Secretary |
| Others Present: | Kristin English, Deputy CEO
Kristy Fritz, Director of Finance
Ramon Guajardo, Ramel Company
Mattye Jones, Coats Rose |

II. Open Forum

No speakers

III. Public Hearing for 2022 Annual Plan

- a. Open Public Hearing- Chair Bryant opened the Public Hearing at 12:08 pm.
- b. Close Public Hearing- Chair Bryant closed the Public Hearing at 12:09 pm.

IV. Public Hearing with Regard to Ridgecrest Apartments

- a. Open Public Hearing- Chair Bryant opened the Public Hearing at 12:09 pm
- b. Close Public Hearing- Chair Bryant closed the Public Hearing at 12:09 pm

V. Executive Session

Chair Bryant suspended the regular meeting at 12:09 pm to go into closed session pursuant to §551.071 of the Texas Government Code to seek the advice of its attorneys about a pending or contemplated litigation or about a settlement offer; or to consult with its attorney on a matter in which the duty of its attorney under the Texas Disciplinary Rules or Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act and/or pursuant to §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Authority in negotiations with a third person and/or pursuant to §551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge against any officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- a. Receive a report from development consultant regarding real estate and development projects
- b. Consult with attorney regarding real estate and development

Chair Bryant reopened regular session at 12:42 pm.

VI. Action, if any, resulting from Closed Session Deliberation

None

VII. Discussion and Action Items

- a. Approval of Resolution 06-22: Resolution Approving the Development of Ridgecrest Apartments, and Any Other Actions Necessary or Convenient to Carry Out This Resolution
Motion was made by Vice Chair Baker to approve Resolution 06-22. Motion was seconded by Commissioner Jones and approved by unanimous vote.
- b. Approval of Resolution 07-22: Resolution Approving the 2022 Annual Plan
Motion was made by Chair Bryant to approve Resolution 07-22. Motion was seconded by Commissioner Jones and approved by unanimous vote.
- c. Approval of Resolution 08-22: Resolution Approving Contract Extension with Ramel Company, LLC
Motion was made by Commissioner Shuck to approve Resolution 08-22. Motion was seconded by Commissioner Jones. Chair Bryant called for any discussion. Commissioner Shuck asked for some background on the Ramel contract, which was provided by Ms. Jones. Chair Bryant called for a vote. Resolution was approved by unanimous vote.
- d. Revised DHA Human Resources Policy
Ms. English stated that a very rough draft of this policy was presented to the board last year. She stated that additional changes have been made and the draft is being presented to the board for review and will be brought back at a future meeting. Commissioner Shuck asked if there is any particular area of significant change. Ms. Fritz stated that the most significant change is switching to one pot of paid time off, rather than separate vacation, sick, and personal time pools that we currently have. Commissioner Baker asked how much time will be allowed to be carried over each year. Ms. Fritz replied that 500 hours can be carried over, but only 240 can be paid out due to separation of employment.
- e. Approval of Minutes: April 19 2022, May 24, 2022, June 9, 2022
Motion was made by Commissioner Shuck to approve the minutes. Motion was seconded by Chair Bryant and approved by unanimous vote.
- f. Financial Statements: March and April 2022
No questions or comments regarding financials
- g. Administrative Report

Ms. English gave a brief update on Providence Village residents and landlords as requested by Commissioner Shuck. Commissioner Shuck requested to add an update on Providence Village to the next board meeting agenda. Vice Chair Baker requested to add Heritage Oaks future plans to a future board meeting agenda.

VIII. Adjournment

Meeting adjourned at 1:08 pm.