

Housing Authority of the City of Denton
Minutes for the August Meeting of the Board of Commissioners

The meeting of the Denton Housing Authority (DHA) Board of Commissioners was held Tuesday, August 16, 2022 at 12:30 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 12:34 pm.

Commissioners Present:	Beverly Bryant, Chairman Kataunta Jones, Commissioner Birdia Johnson, Commissioner David Shuck, Commissioner
Commissioners Absent:	Dianne Baker, Vice Chair
Others Present:	Sherri McDade, CEO Kristin English, Deputy CEO Darlene Hattox, Director of Finance Mattye Jones, Coats Rose Ramon Guajardo, Sr., Consultant

II. OPEN FORUM

No speakers were present

III. Approval of Resolution 11-22- Approve the Audit Report for FYE Sept. 30, 2021- Presented by Hankins, Eastup, Deaton, Tonn & Seay, CPAs

Rob Seay presented the FYE Sept. 30, 2021 audit.

Motion was made by Commissioner Jones to approve Resolution 11-22. Motion was seconded by Commissioner Shuck and approved by unanimous vote.

IV. EXECUTIVE SESSION

Chair Bryant suspended the regular meeting at 12:50 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 & development projects
- b. Consult with Attorney regarding real estate & development and receive an update

Chair Bryant reopened regular session at 1:25 pm.

Commissioner Shuck stepped out of the meeting at 1:25 pm and returned to the meeting at 2:05 pm.

V. ACTION, IF ANY, RESULTING FROM CLOSED SESSION DELIBERATION

a. Approval of Resolution 12-22- RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF DENTON, TEXAS (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH PROVIDENT REALTY ADVISORS, INC. TO DEVELOP A DEVELOPMENT LOCATED AT APPROXIMATELY 4000 EAST MCKINNEY ROAD (THE "PROJECT") BY ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

Representatives with Provident Realty gave a presentation and overview of their company and the proposed development site.

Motion was made by Commissioner Jones to approve Resolution 12-22. Motion was seconded by Chair Bryant and approved by unanimous vote.

VI. DISCUSSION AND ACTION ITEMS

a. Approval of Minutes: July 19, 2022

Motion was made by Commissioner Johnson to approve the minutes. Motion was seconded by Chair Bryant and approved by unanimous vote.

b. Administrative Report: July 2022

Ms. McDade gave a brief overview of the Administrative Report. She reported that we were awarded 30 new Mainstream vouchers. Ms. McDade gave an update on the participants residing in Providence Village.

c. Financial Statements: June 2022

No questions or comments related to the financial statements.

d. Approval of Resolution 10-22- Approve DHA 2022 HR Policy

Ms. McDade stated that we have been working on this updated policy for two years. A few edits were presented to the Board that had been made since the last draft was provided.

Motion was made by Commissioner Jones to approve Resolution 10-22. Motion was seconded by Chair Bryant and approved by unanimous vote.

e. Overview of Draft FY 2022-2023 Budget

Ms. Hattox gave an overview of the draft budget. Ms. McDade stated that we will bring the budget back in September for approval. She stated that we would be happy to sit down with any Commissioner that would like to go over the budget in more detail prior to the September meeting.

f. Review Salary Comparability Study April 2022

Ms. McDade stated that she is not going to ask the Board for approval because the comps from the study already need to be updated.

VII. ADJOURNMENT

Meeting adjourned at 2:16 pm