

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

The meeting of the Denton Housing Authority (DHA) Board of Commissioners was held Tuesday, October 18, 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 12:02 pm.

Commissioners Present: Beverly Bryant, Chairman
Dianne Baker, Vice Chair
Kataunta Jones, Commissioner
Birdia Johnson, Commissioner

Commissioners Absent: David Shuck, Commissioner

Others Present: Sherri McDade, CEO
Kristin English, Deputy CEO
Mattye Jones, Coats Rose
Ramon Guajardo, Sr., Consultant

II. OPEN FORUM

No speakers were present

III. PUBLIC HEARING REGARDING DENTON CROSSING APARTMENTS

a. Open Public Hearing

Chair Bryant opened the public hearing at 12:02 pm. There were no speakers present.

b. Close Public Hearing

Chair Bryant closed the public hearing at 12:03pm

IV. EXECUTIVE SESSION

Chair Bryant suspended the regular meeting at 12:03 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 reconvened regular session at 12:26 pm.

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

None

VI. DISCUSSION AND ACTION ITEMS

a. Approval of Resolution 24-22- RESOLUTION APPROVING THE DEVELOPMENT OF DENTON CROSSING APARTMENTS, AND ANY OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

Motion was made by Vice Chair Baker to approve Resolution 24-22. Motion was seconded by Commissioner Jones and approved by unanimous vote.

b. Approval of Minutes: September 30, 2022

Kristin English called attention to a memo provided to the Board in their packet alerting them to a clerical error in the numbering of a resolution approved at the September 30th board meeting. She stated that the resolution approving DHA to work with TDI Affordable Development LLC was mistakenly mis-numbered as 14-22, but has been corrected to number 23-22 and that correction is reflected in the minutes for September 30, 2022.

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

c. Administrative Report: September 2022

Ms. McDade provided an update to the Board. She stated that some of the items tabled from the last meeting did not require any approvals, but just an update. She stated that one of those items was to put out a RFQ for Legal Counsel for services other than development. She stated that we are also planning to put out an RFP for Strategic Planning to bring a consultant in to meet with the Board and staff to create a strategic plan. Ms. McDade also stated that we already have a contract with Ramel for project management services that allows us to have discussions regarding the lack of office space in our current admin building. She stated that initial meetings will be discussions about what we have, what we need, and get some options to best remedy our needs. Ms. McDade stated that another item is to provide some Commissioner training, which can be done in-house. She stated that we will get some pricing on this and get back to the Board on options. Vice Chair Baker stated that training would be beneficial and in the future it would be helpful to do this sooner for new commissioners. Ms. McDade stated it would be helpful to establish a policy for onboarding new commissioners.

d. Financial Statements: August 2022

No questions or comments regarding the financials.

VII. ADJOURNMENT

Meeting adjourned at 12:36 pm