

**Housing Authority of the City of Denton**  
**Minutes for the January 2023 Meeting of the Board of Commissioners**

The meeting of the Denton Housing Authority (DHA) Board of Commissioners was held Tuesday, January 17, 2023 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 12:11 pm.

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

Others Present: Sherri McDade, CEO  
Kristin English, Deputy CEO  
LeMaya Woods, Director of HCV  
Mattye Jones, Coats Rose  
Ramon Guajardo, Sr., Consultant

**II. OPEN FORUM**

No speakers were present

**III. PUBLIC HEARING RELATING TO THE DEVELOPMENT OF THE MARK AT DENTON**

- a. Open Public Hearing  
Chair Bryant opened the Public Hearing at 12:11 pm
- b. Close Public Hearing  
Chair Bryant closed the Public Hearing at 12:11 pm

**IV. EXECUTIVE SESSION**

*Chair Bryant suspended the regular meeting at 12:11 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 1:07 pm.*

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

a. Approval of Resolution 01-23- RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF DENTON, TEXAS (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH LONESTAR ACQUISITIONS GROUP LLC OR ITS AFFILIATE TO ACQUIRE AND REHABILITATE A DEVELOPMENT LOCATED AT APPROXIMATELY 3500 N. Bonnie Brae (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.

Motion was made by Vice Chair Baker to approve Resolution 01-23. Motion was seconded by Chair Bryant and approved by unanimous vote.

b. Approval of Resolution 02-23- RESOLUTION APPROVING THE DEVELOPMENT OF MARK AT DENTON, AND ANY OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

Motion was made by Vice Chair Baker to approve Resolution 02-23. Motion was seconded by Chair Bryant and approved by unanimous vote.

## **VI. DISCUSSION AND ACTION ITEMS**

a. Report and Discussion with Consultant Regarding DHA Administration Building  
Mr. Guajardo, Jr. gave an overview of the outline provided to the Board regarding DHA Administration building assessment and needs.

b. Approval of Minutes: October 18, 2022 and November 15, 2022

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

c. Administrative Report: December 2022

No questions or comments regarding the Administrative Report.

d. Discussion Regarding Naming of DHA Scholarship

Ms. McDade requested to rename DHA Scholarship after former DHA Board Chair, Bill Giese. After some discussion, Ms. McDade stated that she will bring back additional information and a resolution for consideration of approval.

e. Discussion Regarding Video Recording of DHA Board Meetings

DHA IT Specialist, Carson King, gave a brief overview and answered some questions regarding equipment that would be needed to video record future board meetings. The Board was in agreement with recording meetings and making the videos available to view on the DHA website.

f. Financial Statements: September, October, and November 2022

Ms. McDade stated that this is a lot of financials, and the Commissioners can email any questions they may have after the meeting.

## **VII. ADJOURNMENT**

Meeting adjourned at 2:11 pm