

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

The meeting of the Denton Housing Authority (DHA) Board of Commissioners was held Tuesday, April 18, 2023 at 10:00 am 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 10:02 am.

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 Gina Ortiz, Director of Finance Carson King, IT Specialist Mattye Jones, Coats Rose Ramon Guajardo, Sr., Consultant

II. OPEN FORUM

No speakers were present.

III. EXECUTIVE SESSION

Chair Bryant suspended the regular meeting at 10:02 am 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 matters, including real estate & development

Chair Bryant reconvened regular session at 11:04 am.

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

None

V. DISCUSSION AND ACTION ITEMS

a. Approval of Resolution 02-23- Resolution Authorizing the Housing Authority of the City of Denton Texas (The “Authority”) to (A) Work Cooperatively with MADII Owner LLC, or its Affiliate to Acquire and Construct a Development Located at Approximately 3700 North Bonnie Brae Street, Denton, Texas (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 Commissioner Jones to approve Resolution 02-23. Motion was seconded by Chair Bryant and approved by unanimous vote.

b. Approval of Resolution 03-23- Resolution Authorizing the Housing Authority of the City of Denton Texas (The “Authority”) to (A) Work Cooperatively with Generation Housing Partners, LLC or its Affiliate to Acquire and Construct a Development Located at Approximately the North Corner of FM 1173 and IH-35 Denton, Texas (The “Project”) by Negotiating and Executing 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 Commissioner Johnson to approve Resolution 03-23. Motion was seconded by Chair Bryant. Commissioner Jones voted in favor and Vice Chair Baker abstained. The resolution was approved by a majority vote.

c. Approval of Resolution 04-23- Approval to Select Firm(s) to Provide Legal Services

Motion was made by Commissioner Jones to approve Resolution 04-23. The Motion was seconded by Chair Bryant. The vote was two ayes and two nays. The motion died due to a tie vote. Ms. McDade asked if the Board would amend Resolution 04-23 to remove Clark Hill and only approve Coats Rose for legal counsel. Commissioner Jones made a motion to approve Resolution 04-23 with the amendment to select Coats Rose as legal counsel, the motion was seconded by Chair Bryant and the amended Resolution 04-23 was approved by unanimous vote.

d. Approval of Minutes: January 17, 2023

Motion was made by Commissioner Jones to approve the minutes for January 17, 2023. Motion was seconded by Chair Bryant and approved by unanimous vote.

e. Financial Statements: December 2022, January 2023 & February 2023

No questions or comments related to the financial statements.

f. Administrative Report: March 2023

Ms. McDade gave a brief overview of the Administrative Report provided to the Board.

g. Review Draft of 2023 DHA Annual Plan

Ms. McDade gave a brief overview of the Draft 2023 Annual Plan provided to the Board. She stated that the plan is currently out for public comment and will be brought back to the board in June for approval.

VI. ADJOURNMENT

Meeting adjourned at 11:36 am