

**State of Texas
County of Williamson**

Board Agenda

I, the undersigned, Nikki Brennan, Secretary of the Housing Authority of the City of Georgetown, Texas, do herewith certify that on the 17th day of January 2025 at 10:30 a.m., I did post a legal notice in words and figures, to wit:

**PUBLIC NOTICE OF OUR REGULAR MEETING
TAKE NOTICE THAT A MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
GEORGETOWN, TEXAS**

WILL BE HELD at, 210 West 18th Street, Georgetown, Texas 78626 at THE GHA CONFERENCE ROOM commencing at 3:00 o'clock p.m. on the 23rd day of January 2025 to consider and act upon the following:

1. Call the meeting to order. Roll Call.
2. Pledge of Allegiance
3. Public Comment

Consent Agenda: The Statutory Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. A Board member may pull any item from the Consent Agenda in order that the Board discuss and act upon it individually as part of the Regular Agenda.

4. Discussion, Consideration and Possible Action to approve the minutes of the December 19, 2024, meeting, Nikki Brennan, Executive Director
5. Discussion, Consideration and Possible Action to accept the Departmental Reports, Nikki Brennan, Executive Director
 - a. Stonehaven Monthly Report: Prior Month Delinquent Rents and Security Deposits, Reexaminations Past Due, Vacancies by Bedroom Size, waiting list by Bedroom Size, Move-Ins, Move-Outs, Work Orders
 - b. Shady Oaks Monthly Report: Prior Month Delinquent Rents and Security Deposits, Reexaminations Past Due, Vacancies by Bedroom Size, waiting list by Bedroom Size, Move-Ins, Move-Outs, Work Orders
 - c. Resident Services Monthly Report: Prior Month Count of Activities in Direct Services, Agency Services, Activities, Administrative Contacts, Family Self-Sufficiency, Community Service
 - d. Section 8 Monthly Reports: Prior Month Reexaminations Past Due, Delinquent Inspections, Vouchers, Waiting List, New Admissions, Port-Ins, Port-Outs, Hard to House, Termination of Assistance

- e. Maintenance Department Monthly Report (Stonehaven and Shady Oaks): Prior Month Vacant Units by Address, Work Orders
- f. Board Attendance Report
- g. Director of Housing Operations Report
- h. Executive Director's Report
- i. Financial reports for Shady Oaks LP, Housing Development Corp., Low Rent and Section 8

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, the items listed below will be discussed in the closed session and are subject to action in the open session that follows.

- 6. Discussion, Consideration and Possible Action Regarding GHA Partnership with Developer Athena Domain, Inc., Berry Creek - Nikki Brennan, Executive Director and Cynthia Bast, Locke Lord LLP
Res. 752
- 7. Discussion, Consideration and Possible Action Regarding GHA Partnership with Developer Club Capital, LLC, Cavalry at Liberty Hill - Nikki Brennan, Executive Director and Cynthia Bast, Locke Lord LLP
Res. 753

Regular Agenda: The Board will individually consider and possibly take action on any or all of the following items:

Action out of Executive Session

- 8. Discussion, Consideration and Possible Action Regarding the Current Electrical Project - Nikki Brennan, Executive Director
- 9. Adjournment

on a bulletin board at CITY HALL which is accessible to the public twenty-four hours a day in the City of Georgetown, Texas, as required by Texas Govt. Code 551.

Witness my hand and seal of said Housing Authority this 17th day of January 2025.



Nikki Brennan

Secretary of Georgetown Housing Authority

The Board of Commissioners for the Housing Authority of the City of Georgetown reserves the right to adjourn into executive session pursuant to chapter 551 of the Texas Government Code at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about (Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). Before any closed meeting is convened, the Presiding Officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meeting.

CERTIFICATE OF POSTING

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted on a bulletin board at City Hall, 113 E. 8th Street, Georgetown, Texas, a place readily available to the public at all times, on the 17 day of January, 2025, at 8:30 am, and remained so posted for at least 72 continuous hours preceding the scheduled time of the said meeting.

Robyn Densmore, City Secretary

Karen Frost
Deputy City Sec.