

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF GEORGETOWN**

February 24<sup>th</sup>, 2011

On the 24<sup>th</sup> day of February 2011, at 3:04 pm, the Housing Authority of the City of Georgetown, Texas, met in regular session.

- Item 1. Call the meeting to order. Roll Call. – ED Brennan took roll call and the following members were present: Commissioner Raper, Commissioner Gavurnik, Commissioner Halligan, Commissioner Todd, Commissioner Lacy, Commissioner Goodwin and Commissioner Mosse. Resident Council was present. Commissioner Raper asked the Resident Council introduce themselves. The Resident Council proceeded to introduce themselves to the Board. Commissioner Raper welcomed them. ED Brennan stated that the arbitrator made the decision that this Council stands. Commissioner Raper congratulated them.
- Item 2. Public Comment - There was no public comment
- Item 3. Resident Council Reports – Nikita Goodwin reiterated the comments of ED Brennan about the present council will continue to stand.

**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.

- Item 4. Discussion, Consideration and Possible Action to approve the minutes of the previous meeting, Nikki Brennan, Executive Director
- Item 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 Monthly Report

*Motion:* Commissioner Mosse made the motion to accept the consent agenda, Commissioner Todd seconded this motion. **Approved 7-0**

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

- Item 7. Discussion, Consideration and Possible Action regarding proposed zoning amendments for adjacent FT Woods property. Larry Raper. Mr. Brashear, representing PW Properties, addressed the Board in reference to the property adjacent to GHA on West 18<sup>th</sup> Street, and he wanted to present to the Board the zoning changes and wanted to know if the GHA has any questions or a comment regarding the proposed changes before the application gets to the City Council. After extensive discussion, the following motion was made:

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*Motion:* Commissioner Gavurnik made a motion to support the pending rezoning application for 1960 South Austin Avenue, Commissioner Mosse seconded this motion. **Approved 7-0**

Item 8. Discussion, Consideration and Possible Action to review financial reports, Nikki Brennan, Executive Director. The Board and the ED reviewed the financial reports.

*Motion:* There was no motion made.

Commissioner Raper asked that the Financial Reports be moved to the Consent agenda from now on, and it can be pulled if a motion needs to be made.

Item 9. Moved to Executive Session.

Item 10. Discussion, Consideration and Possible Action regarding changing the March 2011 Board meeting date. – Nikki Brennan, ED - ED Brennan requested to change the upcoming March Board meeting dates due to upcoming training available in Austin, the Housing Choice Voucher Funds Management Training on March 24 and 25 and in conflicts with the current March 24<sup>th</sup> date for the Board meeting. She would like to reschedule the meeting a week later on March 31, 2011.

*Motion:* Commissioner Mosse made a motion to change the March 24<sup>th</sup> 2011 Board meeting to March 31, 2011, Commissioner Halligan seconded it. **Approved 7-0**

Item 11. Discussion, Consideration and Possible Action to Approve ED to submit the operating fund subsidy report.

*Motion:* Commissioner Lacy made a motion to approve ED Brennan submitting the operating fund subsidy to HUD, Commissioner Mosse seconded this motion. **Approved 7-0**

Item 12. Discussion, Consideration and Possible Action Regarding Shady Oaks Development Corporation's Financial Situation. ED Brennan requested to move the CD funds of \$43,778.00 to the operating account.

*Motion:* Commissioner Mosse made a motion to cash in the Shady Oaks CD of \$43,778.00 to the operating account, Commissioner Lacy seconded this motion and the motion passes unanimously. **Approved 7-0**

The Board went into Executive Session at 3:49 pm.

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

Item 9. Discussion, Consideration and Possible Action to approve refinancing the Union State Bank Land Loan, Nikki Brennan, ED

Item 13. **Section 551.072 – Deliberation Regarding Real Property:** The Board will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property—Nikki Brennan, Executive Director

The Board came out of Executive Session at 4:41 pm.

*Motion:* There was no motion made.

Item 12. Adjournment.

*Motion:* Commissioner Mosse mad a motion to adjourn, Commissioner Lacy seconded this motion. **Approved 7-0** The Chairman thereby declared the meeting adjourned at 4:42 pm.