

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

June 1, 2009

On the 1st day of June, 2009 at 3:00pm, the Housing Authority of the City of Georgetown, Texas, met in regular session.

Item 1. The meeting was called to order at 3:01 pm. Roll Call. Present: Resident Commissioner Laura Bryant, Commissioner Greg Eady, Commissioner Joe Savage (vice chair), Commissioner Jim Gross, Commissioner Marvin Dorsey (chair) and Commissioner Richard Glasco. Others in attendance: Naomi Walker (Secretary). Absent: Resident Commissioner Caresa Williams. There being a quorum present the following business was transacted.

Item 2. Public Comment – There was no public comment.

Item 3. Discussion, Consideration and Possible Action regarding Annual Plan and Capital Fund Survey -- Naomi Walker, Executive Director – The Executive Director proceeded to explain to the Board the process that GHA uses to submit the annual plan. This year, because of new rules passed by HUD, small High-Performing PHAs are not required to submit an annual plan. In the past, GHA has made it a practice to survey the Public Housing residents every year to find out their priorities for projects under this plan to help determine the priority of various projects. Once the survey is returned and the results tallied, staff will go back to the Board for review and direction on which items to begin next.

Motion: There was no motion made.

Item 4. Discussion, Consideration and Possible Action regarding applying for funding through the Capital Fund Recovery Competition Grant program -- Naomi Walker, Executive Director - The Executive Director proceeded to explain to the Board the new available funds that HUD recently announced where high performing PHAs are given the opportunity to apply and obtain additional funding for capital improvement activities. GHA qualifies under the following categories:

- a. Improvements Addressing the Needs of the Elderly and/or Persons with Disabilities;
- d. Creation of Energy Efficient, Green Communities.

The Executive Director Naomi Walker would like to have Board approval to go ahead and direct staff to apply for funding under the CFRC grant program

Motion: After extensive discussion, Commissioner Joe Savage made the motion to approve applying for funding through the Capital Fund Recovery Competition Grant program, Resident Commissioner Laura Bryant seconded the motion and the motion passed unanimously. Commissioner Joe Savage asked the Executive Director to have the proper wording prepared ahead of time for the Board to be able to make the motions using the right wording.

Item 5. Discussion, Consideration and Possible Action regarding applying for additional funding through the Neighborhood Stabilization Program -- Naomi Walker, Executive Director - The Executive Director proceeded to explain to the Board the Neighborhood Stabilization Program (NSP) and the way these funds once obtained can be used. GHA would like to apply for these funds to be used to purchase foreclosed and abandoned homes to rehabilitate them to use them for rental property for families of low income.

Motion: After extensive discussion, Commissioner Joe Savage made the motion to support the pursuit of this effort and authorization to do what it takes to get that application submitted. Commissioner Marvin Dorsey seconded the motion and the motion passed unanimously.

Item 6. Discussion, Consideration and Possible Action regarding possible revisions to the Georgetown Housing Authority Board Policies and Procedures – Laura Bryant, Commissioner - RC Laura Bryant stated that she did not want to have any actions taken on this item but would like the Commissioners to review this document, and she will bring more specific points for discussions for the next Board meeting.

Item 7. Discussion Considerations and Possible Action regarding posting of meetings of subcommittees – Laura Bryant, Commissioner – Resident Commissioner Laura Bryant – Resident Commissioner Laura Bryant wanted to discuss if the subcommittee meetings needed to be posted. Commissioner Jim Gross made a

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motion that in accordance with the Attorney General's Open Meeting Act that subcommittee meetings are not subject to posting of the agenda for their meetings unless directed by the Board. Resident Commissioner Laura Bryant made a friendly amendment, to add "for recommendation". Motion died for lack of a second.

Resident Commissioner Laura Bryant made a second motion that unless the subcommittee has a quorum or they are giving direction or recommendations to the Board that they do not require posting unless the subcommittee wishes to. Commissioner Marvin Dorsey seconded this motion. There was further discussion, but no vote and Commissioner Laura Bryant withdrew her motion.

Executive Director Naomi Walker would like to have noted for the record that she disagrees with not posting the subcommittee meetings, and feels that due to all the scrutiny from the public, the public would like to be informed and have full access to these meetings. If meetings are not posted the public might feel that they do not have full access to these meetings.

Commissioner Joe Savage noted that the Board should continue to adhere to the Open Meetings Act as they interpret the law, and since the Board has agreed to post subcommittee meetings if necessary, there is no need for a further motion to clarify how subcommittee meetings should be posted but left up to the decision of the subcommittees themselves.

Item 8. Discussion, Consideration and Possible Action to determine a date and time for the Commissioner Training – Naomi Walker, Executive Director.

Motion: After discussion, Commissioner Greg Eady will contact Executive Director Naomi Walker to discuss a good meeting date during July when this training can be held.

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, the item(s) 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.
- a. Section 551.074 – Personnel Matters: Closed session for deliberation and possible action regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director – Laura Bryant, Resident Commissioner
 - b. Section 551.071– Consultation with Attorney: Closed session for consultation with attorney to discuss legal issues related to the employment, evaluation, reassignment, duties, discipline, or dismissal of Executive Director

Resident Commissioner Laura Bryant requested to table this item for discussion during the next Board meeting.

Item 10. Action from closed session, if any – none.

Item 11. Adjournment

Motion: Resident Commissioner Laura Bryant moved for adjournment. The motion was duly seconded by Commissioner Marvin Dorsey and it carried by unanimous vote. The Chairman thereby declared the meeting adjourned at 4:40 pm.

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