

**MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF GEORGETOWN  
AUGUST 31<sup>ST</sup>, 2007**

On the 31<sup>st</sup> day of August, 2007 at 4:15 p.m., the Housing Authority of the City of Georgetown, Texas, met in regular session. The meeting was called to order at 4:16 p.m., and upon roll call the following members of the Board were present:

- Item 1. Roll Call –  
Present: Robert Horick, Richard Glasco, Emily Northrop, Laura Bryant.  
Absent: Rosemary Mesa  
Others in attendance: Naomi Walker (Secretary)  
There being a quorum present the following business was transacted:
- Item 2. Public Comment – Commissioner Horick reads instruction for addressing the Board during Public Comment section. There was no public comment.
- Item 3. The minutes of the meeting held on July 12<sup>th</sup>, 2007 were reviewed by the Board. Commissioner Northrop made the motion to approve the minutes, Commissioner Glasco seconded the motion to approve the minutes and it carried by unanimous vote.
- Item 4. Resident Council Reports: Stonehaven Resident Council President, Linda Davenport presented her report to the Board, and stated the following:
- a. The August Resident Council meeting was called at 11:00 am. The secretary was not present at this meeting. They nominated a new Secretary Paula Mosse and Billy Tackett as Treasurer.
  - b. National Night Out was very successful
  - c. Soda machine is working now
  - d. Purchased a microphone
  - e. Purchased new nametags
  - f. Suggestions for speakers for upcoming meetings: EMS, Sheriff Department
  - g. The July meeting was adjourned at 11:50 am
  - h. Next meeting will be held on September 14<sup>th</sup>, 2007 at 11:00 am.
- Shady Oaks Resident Council President, Rosie Herrera – Was not present and there was no report.
- Item 5. Executive Director's Report and Staff Recognition – The ED presented her monthly report to the Board. There was no staff recognition.
- a. Stonehaven: Bids for light project: The HA received two bids on the project; one of the bidders did not have bonding insurance. Project will go out for second bidding, posted in three area newspapers and trade journals, plus targeted mailouts. There was a difference of \$450,000.00 dollars between the low and high bidders.
  - b. Shady Oaks – There was no activity
  - c. Section 8 – Waiting list opened for one day in July. Shannon Kelly did an excellent job. We received over 200 applications in one day. Several applicants applied for the Public Housing waiting list as well.
  - d. Sierra Ridge – GEDCO and GTEC to do preliminary request for funding.
  - e. Other: None
  - f. Completed HUD Labor review
  - g. THA – Attended PH Executive Management Training, passed certification test.
  - h. TAAHP Conference in Austin with Diane McIver
  - i. RFP for software package.
  - j. RFP for lighting, software, investment/Real Estate Brokerage
  - k. Review Utilities Allowances for all projects

I. Second request for Sierra Ridge funding from City

- Item 6. Departmental Reports: The Board had no questions or comments in reference to Departmental Reports.
- Item 7. Discussion, Consideration and Possible Action regarding Resident Council concerns - Rosemary Dockery wants agenda to be more specific as to the problems she would like to address. She brought out drainage issues, landscaping issues, requested Board action and resident council involvement. Darryl Jellison, resident, was concerned about flooding after a rain. Water is very deep in sidewalk. Trenches are deep off neighbor's property. He would like to see this drainage problem at the top of the list. He brought list of 28 resident's signatures that agree with him. No action was taken.
- Item 8. Discussion, Consideration and Possible Action regarding Approving Coats/ Rose as Bond/Borrowers Counsel. After discussion, Commissioner Northrop moved to approved Coast/Rose as Bond/Borrowers Counsel, Commissioner Bryant seconded the motion, and the motion passed three in favor, one against (Commissioner Glasco).
- Item 9. Discussion, Consideration and Possible Action regarding September Board Meeting to request date change from September 21, 2007 to September 14, 2007 for the purpose of the bond inducement process. After discussion Commissioner Glasco made the motion to move the meeting, Commissioner Northrop seconded the motion and it passed unanimously.
- Item 10. Discussion, Consideration and Possible Action regarding Shady Oaks Budget – No action was taken.
- Item 11. Discussion, Consideration and Possible Action regarding Section 8 Budget – No action was taken.
- Item 12. Discussion, Consideration and Possible Action regarding Stonehaven Budget. No action was taken.
- Item 13. Discussion, Consideration and Possible Action regarding Donation of land from The Caring Place for the purposes of transitional housing After discussion, Commissioner Bryant moved to accept the donation, Commissioner Glasco seconded the motion and it passed unanimously.
- Break. 5:55 PM to 6:10 PM
- Item 14. Old Business
- a) Update on land closing – Closed on August 10, got fee reimbursement back from Gavurnik Builders who acted as broker from closing and deposited it back.
  - b) Update on information requested on traffic and crime impact and possible retail components with regards to Sierra Ridge – Engineer has been hired to provide us with traffic/crime impact analysis.
  - c) Update on exterior and site lighting
- Item 15. New Business
- a) Update on Sierra Ridge plans, designs and public meetings
- Item 16. Review financial transactions for June - July 2007 – There were no comments from the Board on the financial transactions for the month.

- Item 17. Recess into Executive Session at 6:45 PM Pursuant to and in compliance with the Open Meetings Act, Chapter 551, Texas Government Code, the item(s) listed below will be discussed in closed session and is subject to action in the regular session that follows.
- a) 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 for the purpose of developing an affordable housing project.
  - b) Sec. 551.074 - Personnel  
The Board will conduct a closed meeting to deliberate the performance and salary review of Executive Director

Exit Executive Session at 7:12 PM. Upon exiting Executive Session, Commissioner Glasco made the motion to put an offer on the property noted as L in the board packet, Commissioner Northrop seconded the motion, Commissioner Bryant made a friendly amendment to the motion and it carried by unanimous vote. Next, Commissioner Northrop made the motion to fill out the Annual Evaluation of the Executive Director and return at the next meeting, Commissioner Bryant seconded the motion and it passed by unanimous vote.

- Item 18. Adjournment: There being no other business for this meeting Commissioner Bryant moved for adjournment. The motion was duly seconded by Commissioner Northrop and carried by unanimous vote. The Chairman thereby declared the meeting adjourned at 7:15 PM.