

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
July 28, 2022

Item 1. Roll Call. The meeting started at 3:08 pm. The following commissioners were present: Commissioner Larry Raper, Commissioner Denora Perry, Commissioner Nikita Goodwin, Commissioner Tim Todd, Commissioner Tom Karr. Commissioner Lawrence Romero was Absent. We had one visitor: Shannon Andre with Brown and Graham Auditor

Item 2. Pledge of Allegiance – Those present recited the Pledge of Allegiance.

Item 3. Public Comment – **No 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.

Item 4. Discussion, Consideration and Possible Action to approve the minutes of April, May and June meetings, 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. Financial reports for Shady Oaks LP, Housing Development Corp., Low Rent and Section 8

Motion Commissioner Karr made a motion to approve the consent agenda, Commissioner Todd seconded this motion and this motion passed unanimously, 5/0.

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

Item 6. Executive Director's Report

ED Brennan gave her monthly report to the Board for informational purposes only. The following was reported:

Stonehaven:

Created the budget in EPIC for the Capital Fund Grant 2022.

Completed the GHA/Public Housing/Section 8/Business Activities audit timely. Shannon Andre, Brown & Graham, will be presenting the audit to board by telephone at the July Board meeting.

Each year HUD allocates Capital Fund grants to Housing Authorities under the Capital Fund Program and the Department uses a formula to calculate the funding amount for each Capital Fund grant for each Housing Authority. The formula calculation is based in large part on data GHA submits to IMS/PIC over the years for our developments, buildings, and units. GHA has completed that deadline for certification of Capital Fund 2023.

GHA prepared HUD form 4750, proposed maintenance wage rate for the current year, including fringe benefits broken down to hourly figures. Section 12(a) of the U.S. Housing Act of 1937 (USHA) provides that maintenance laborers and mechanics employed in the operation of Public Housing Agencies (PHA's) be paid not less than the wages prevailing in the locality as determined or adopted by the Department of Housing and Urban Development. Report was submitted.

ROSS Grant 2018 Closeout. Final reports through Family Metrics, SF-425 Financial Statement and Narrative sent to San Antonio Field Office. The new 2021 ROSS Grant was effective June 1, 2022, and will close May 31, 2025. (Three Year Grant) Total \$245,850. The Grant pays for Salary and Benefits, Administrative costs, and training for the ROSS Coordinator the next three years.

Shady Oaks

Completed Second Quarterly Compliance Reporting Status for PNC investors. This includes Operating Statements and Occupancy/Compliance Reports/Marketing studies and Unit Status Reporting.

Quarterly Reporting to TDHCA on unit status.

Section 8

Voucher Management System Reporting

Reconciliation of Restricted Net Assets

Update on Public Facility Corporations

Spoke with Amanda Ryzowy, L&M Fund Management regarding Linea Stillwater & Rivers Edge PFC partnership. She said since L+M met with the Georgetown HA board in April and May, macroeconomic factors, including volatile financial markets, have caused sellers of properties to slow down their sales processes. Simultaneously, real estate purchasers have seen rising interest rates, along with inflation, making it more expensive to own and operate assets than in the first several months of the year. During this time, L+M has successfully completed several public private partnerships when the sales price of the assets was appropriately priced. Linea Stillwater and Rivers Edge were two deals, however, were priced in the beginning of the year at \$420k/unit, but the sellers never adjusted pricing and didn't call for offers until the second week of July, after financial markets had changed. L+M thinks the assets are now worth - \$330k-\$350k/unit. As a result, rather than overpay, L+M thought it was best for itself and the PFC partnership to refrain from transacting with the seller. In the meantime, L+M is looking within Georgetown's multifamily properties to see if there are well located, appropriately priced assets to acquire in partnership with the Georgetown HA. Chapel Hill is still in the works, waiting on the owner to provide information to L+M.

GHA signed a legal agreement with Cynthia Bast, Lock Lord, on Chapel Hill for the scope of work to assist with advice regarding legal structuring, negotiation of a memorandum of understanding, operating agreement, lease agreement, and regulatory agreement and closing financing with any lenders, including the issuance of legal opinions if required, and other matters customary to such a transaction. Their work will not include representation of L+M. L+M acknowledges and agrees that they shall be responsible for payment to Locke Lord on behalf of the GHA in all instances and such obligation shall not create an attorney-client relationship between Locke Lord and L + M for this matter.

Update on Emergency Grant

JC Lewis Construction has full teams working on site. Hired two new supervisors, one for the inside apartments and one for the outside utilities.

Currently, the construction company has completed 76 units. They have 22 units in their possession, GHA has received no units back from construction in the month of July, although six are scheduled for July 28, 2022. GHA will continue to give construction the remaining 36 units each time completed units are released to us.

The current completion date of the project is September 22, 2022. There is 8 weeks left until that date. Liquidated damages at \$250 per day for each day of the delay of the project will be charged.

Personal

I fell on January 13th, My MRI showed a 6 cm massive tear, retracted ligament, and muscle atrophy. The surgeon explained it is bone on bone and the retracted rotator cuff tear is impossible to repair directly back to the bone. The options were shoulder replacement surgery or Allograft. I chose Allograft where tissue will be grafted through superior capsule reconstruction surgery. An allograft patch is sewn between the humerus and the shoulder socket preventing the humerus from sliding upwards. I have scheduled the allograft surgery for August 5, 2022. I will need to be off work for one week then work from home the next three weeks, and I will be in a sling for 6 weeks, at 7-12 weeks will start physical therapy. The recovery time is 4-6 months.

Item 7. Discussion, Consideration and Possible Action to review Georgetown Housing Authority Independent Auditor's Report for Fiscal Year September 30, 2021- Shannon Andre, Auditor for Brown, Graham & Company

Item 8. Adjournment

Motion: *Commissioner Goodwin made a motion to adjourn, Commissioner Todd seconded this motion and this motion passed unanimously 5/0. The meeting was adjourned at: 3:54 pm.*