

## PUBLIC NOTICE OF MEETING

**NOTICE IS HEREBY GIVEN THAT A BOARD OF COMMISSIONERS MEETING OF THE HOUSING AUTHORITY OF THE CITY OF ABILENE, TEXAS (THE "ABILENE HOUSING AUTHORITY") WILL BE HELD IN THE CONFERENCE ROOM located at 534 Cypress Street, Abilene, Texas, 79601 AT 9:30 AM ON THE 16th DAY OF July, 2015 FOR THE PURPOSE OF CONSIDERING THE FOLLOWING AGENDA ITEMS. ALL AGENDA ITEMS ARE SUBJECT TO ACTION.**

**The Abilene Housing Authority Board of Commissioners reserves the right to meet in a closed session on any agenda item, should the need arise, and, if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.**

### **AGENDA**

**July 16, 2015**

#### **-CALL TO ORDER-**

- 1.0 Call to Order**
- 2.0 Hear Comments from Public/Residents**
- 3.0 Review and Adopt Minutes of the Previous Meeting(s)**
  - 3.1 Approval of the Regular Board Meeting Minutes from May 21, 2015 and June 23, 2015**
- 4.0 Review Financial and Other Reports By Consent**

**All items listed below are considered routine by the Abilene Housing Authority Board of Commissioners and will be enacted with one motion. There will be no separate discussions of an item unless a citizen or Board Member requests, at which time it will be removed from the Consent Agenda and considered separately.**

#### **Financial Reports**

- 4.1 Low Rent Public Housing Status/Financial Report for June 2015.**
- 4.2 Parkridge Place Apartments Status/Financial Report for June 2015.**
- 4.3 Windsor-Carver Townhomes Status/Financial Report May 2015.**
- 4.4 Housing Choice Voucher Status/Financial Report for June 2015.**

#### **Human Resource Report**

- 4.5 Human Resource Report for June 2015.**

## **5.0 Review and Adopt Regular Agenda Items**

**5.1** HCV Interim rent adjustments based on tenant income

**5.2** Updated Utility Allowance schedule

**5.3** Continuing term of David Mukire as Board Commissioner

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**5.4** Approval and authorization for HACA Public Facility Corporation to take various actions regarding 2121 N. 6th Street, L.P. (the "Partnership") and regarding the financing, construction, development and operation of the Prairie Garden Apartment project (the "Project"), including, but not limited to entering into and/or approving the following: loans for the Project, leveraging tax credits related to the Project, loan agreements, partnership agreements, the admission of a new partner in the Partnership, capital contributions to be made to the Partnership, development agreements, right of first refusal agreements, social service agreements, social service plans, capital contribution certificates, admission of a new member of the general partner of the Partnership, amending and restating the company agreement of the general partner of the Partnership, ground lease agreements and construction contracts.

**5.5** Appointment, Confirmation and Ratification of members to the Board of Directors of HACA Public Facility Corporation.

## **6.0 Chief Executive Officer and Other Staff Reports**

### **6.1 Chief Executive Officer's Report**

#### **6.1.1 Operations Report.**

- New Office Building Search
- New City Manager
- AHA Resource Fair
- Investment Report

#### **6.1.2 Legal Report- None**

## **7.0 Executive Session**

**The Abilene Housing Authority reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any item on the agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney) which includes the list that is hereafter set forth in the "Executive Session" paragraph, 551.072 (Deliberations about real property) 551.073 (Deliberations about gifts and donations), 551.074 (Personnel matters), 551.087 (Business Prospect/Economic Development) and 551.076 (Deliberations about security devices). After discussion in executive session, any action or vote will be taken in public.**

## **8.0 Reconvene**

Any action, if needed, from Executive Session.

## **9.0 Adjournment**

## Certification

I hereby certify that the above notice of the meeting was posted at the **Main Entrance, inside the door to the building, at 534 Cypress St, Abilene, Texas, on this 10th day of July 2015 at 4:38 a.m. p.m.**

*Tana Kauffman*  
**Abilene Housing Authority  
Housing and Community Dev. Dir.**

In compliance with the Americans with Disabilities Act, the Abilene Housing Authority will provide for reasonable accommodations for persons attending the Abilene Housing Authority meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact **Tana Kauffman, Housing and Community Dev. Director, Abilene Housing Authority at (325) 676-6385 x6379**. Telecommunication device for the deaf is 711 or 1-800-RelayTX.

### **EXECUTIVE SESSION**

In accordance with Texas Government Code, Subchapter D:

#### **(Litigation/Consultation with Attorney) Section 551.071**

The Abilene Housing Authority (AHA) may seek advice from its attorney regarding a pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney representing the AHA under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code, Chapter 551.

In addition to any other item that is described on the Agenda, the following are pending or contemplated litigation subjects which may be discussed in Executive Session:

Claim by Maribel Palacios, as next friend of Eric Palacios.

#### **(Personnel) Section 551.074**

AHA may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees, Executive Director and Chief Financial Officer.

#### **(Real Property) Section 551.072**

AHA may deliberate the purchase, exchange, lease, or value of real property in a closed meeting when deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

#### **(Business Prospect/Economic Development) Section 551.087**

AHA may discuss or deliberate on commercial or financial information that has been received from a business prospect that the AHA seeks to conduct economic development negotiations with or deliberate the offer of a financial or other incentive to a business prospect.

#### **(Deliberations about Gifts and Donations) Section 551.073**

AHA may deliberate a negotiated contract for a prospective gift or donation to the AHA if deliberation in an open meeting would have a detrimental effect on the position of the AHA in negotiations with a third person.

#### **(Deliberations about Security Devices) Section 551.076**

AHA may deliberate the deployment, or specific occasions for implementation, of security personnel or devices.