

MINUTES

ABILENE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

July 20, 2017

The Housing Authority of the City of Abilene, Texas, Board of Commissioners met in Regular Session on **July 20, 2017 at 9:00 a.m.**, in the Conference Room located at 1149 ES 11th Street, Abilene, Texas. Board Chair James Batiste was present and presided. Other Commissioners present were: Vanessa Faz and Cole Bennett.

Staff members present were: Gene Reed, Chief Executive Officer; Paul Falade, Chief Financial Officer; Tana Kauffman, Housing & Community Development Director; Amy Pugh, Public Housing Manager; Michelle Morgan, Public Housing Assistant Manager; Lacey Lacaze, FSS Coordinator; and Kenja Smith, Internal Monitor Manager. Guests Included: Mark Zachary, Abilene Housing Authority Attorney.

CALL TO ORDER

James Batiste called the meeting to order at 9:03 a.m.

1.0 Call to Order

2.0 Hear comments from Public/Residents

3.0 Review and Adopt Minutes of the previous meeting(s)

Commissioner Bennett made a motion to accept the minutes from June 21, 2017. Commissioner Faz seconded the motion.

AYES: Commissioners Batiste, Bennett and Faz

NAYS: None

The motion carried.

4.0 Review Financial and Other Reports by Consent- Commissioner Faz made a motion to accept items 4.1 through 4.6. Commissioner Bennett seconded the motion.

AYES: Commissioners Batiste, Bennett and Faz

NAYS: None

The motion carried.

5.0 Review and Adopt Agenda Items

5.1 Creation of Housing Synergy and Synergistic Development Public Facility Corporations- Mr. Gene Reed, CEO, explained the creation of our first Public Facility Corporation "HACA PFC". Mr. Reed explained that we would like to create two new public facility corporations. Mr. Reed explained the purpose behind creating these additional entities including future Tax Credit properties and liability to the Abilene Housing Authority. Mr. Reed explained that the creation of these two Public Facility Corporations would include the addition of a 501(c)3 status with each corporation. Mr. Reed provided explanation of why he is requesting the addition of two corporations. Commissioner Faz made a motion to approve Resolution 17-9 and 17-10. Commissioner Bennett seconded the motion.

AYES: Commissioners Batiste, Bennett and Faz

NAYS: None

The motion carried.

- 5.2 Personnel Matter re: Chief Executive Officer on subject matters set forth in Texas Government Code Section 551.074 (employment, evaluation, re-assignment, duties, discipline)- It was reported that this item would be taken into Executive Session under Section 551.071 and 551.074 of the Texas Government Code.

6.0 CEO and Other Staff Reports

6.1 Chief Executive Officers Report


6.1.1 Operations Report

- Family Self- Sufficiency (FSS) Program Escrow Payouts- Mr. Gene Reed, CEO, explained that based on a request from Commissioner Faz at the June meeting, Ms. Lacey Lacaze, FSS Coordinator would provide information on the Escrow paid to FSS participants. Ms. Lacaze provided the Escrow amounts and gave some background on what some of the participants use the funds for. Mr. Reed explained the importance of the program and that it was a 5 year program.
- Board of Commissioners Strategic Planning Session- Ms. Tana Kauffman, Housing & Community Development Director, provided the date and time for the August Strategic Planning Session.
- Public Housing Assessment System (PHAS) Score for FY 2015/16- Mr. Reed explained the PHAS process. Mr. Reed congratulated Amy Pugh, Public Housing Manager, on achieving High Performer status. Ms. Pugh provided information on the REAC process.
- Public Housing Instantaneous Hot Water Heater Feedback and Savings Information- Ms. Pugh provided information on past issues before the new water heaters were installed at the Public Housing Riviera Complex. Ms. Pugh explained where the funding for the water heaters came from and gave the savings amounts thus far.
- Operating Subsidy Litigation- Mr. Reed provided information on the budget cuts that took place for the Housing Authorities from 2011 to 2013. Mr. Reed provided information on the class action law suit that was filed as a result of AHA not receiving operating subsidies in 2012. Mr. Reed explained the law suit and the court ruling in favor of Housing Authorities. Mr. Mark Zachary, AHA Attorney, explained to the board that this took a pro-active approach from Mr. Reed and the Abilene Housing Authority to participate in the law suit.
- Carver Townhomes Loan Report- Mr. Paul Falade, CFO, provided a brief update on the Carver loan. This item was taken into Executive Session under section 551.071.
- Abilene Housing Authority Investment Report- Mr. Falade provided the Investment Report and information on interest accrued.

- 7.0 **Executive Session** – The Board went into Executive Session at 9:43 a.m. as referenced in item 5.2 and 6.1.1 above.

8.0 **Reconvene** – The Board reconvened at 11:06 a.m. with a motion from Commissioner Bennett to move that Angela Meyers conclude item 5.2 above. Commissioner Faz seconded the motion.
AYES: Commissioners Batiste, Faz and Bennett
NAYS: None
The motion carried.

9.0 **Adjournment** – Commissioner Faz made a motion to adjourn at 11:07 a.m.

X 
~~Secretary~~ Vice Chair

X 
Board Chair