

**MINUTES**  
**ABILENE HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS MEETING**

**May 23, 2018**

The Housing Authority of the City of Abilene, Texas, Board of Commissioners met in Regular Session on **May 23, 2018 at 9:00 a.m.**, in the Conference Room located at 1149 E. South 11<sup>th</sup> Street, Abilene, Texas. Board Chair James Batiste was present and presided. Other Commissioners present were: Tim Evans, Roberta Thompson and Cole Bennett.

Staff members present were: Gene Reed, Chief Executive Officer; Paul Falade, Chief Financial Officer; Tana Kauffman-Hubbard, Housing & Community Development Director; Amy Pugh, Public Housing Manager; Jana Greenway, HCV Supervisor; Virginia Hicks, Procurement/Compliance Coordinator; Lacey LaCaze, FSS Coordinator and Kenja Smith, Internal Monitor Manager. Guests included: Mark Zachary, Abilene Housing Authority Attorney and David and Mark Boring, AHA Financial Auditors.

**CALL TO ORDER**

**James Batiste called the meeting to order at 9:04 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 adopt the Minutes from May 2, 2018. Commissioner Evans seconded the motion.

AYES: Commissioners Batiste, Bennett and Evans

NAYS: None

*The motion carried.*

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

AYES: Commissioners Batiste, Bennett and Evans

NAYS: None

*The motion carried.*

**5.0 Review and Adopt Agenda Items**

**5.1 Real Estate Purchase of Property Located in Central Abilene, Texas-** No discussion.

**5.2** AHA Annual Financial Audit Report- Mr. Gene Reed, CEO, introduced David and Mark Boring AHA's financial auditors. Mr. David Boring then provided the financial audit report to the board for review. Mr. Boring presented a PowerPoint presentation to the board that included information on the current Tax Credit project financials, the change in AHA profit level, AHA financial assets and AHA liabilities. Mr. Boring concluded stating that his overall report was positive and then ended with the AHA net income. Commissioner Bennett made a motion to accept the financial audit report. Commissioner Evans seconded the motion.

AYES: Commissioners Batiste, Bennett, Evans and Thompson

NAYS: None

*The motion carried.*

**5.3** Utility Allowance Update- Mr. Gene Reed, CEO, provided information on the annual utility allowance report. Mr. Paul Falade, CFO, provided information on the report process and the reason for the change. Mr. Falade explained that HUD requires an annual review of the utility allowance. Mr. Falade provided the board with a reference comparison between the 2016 and 2017 utility allowances for AHA. Mr. David Boring, AHA Auditor, then provided information on why HUD requires the annual utility allowance review. Commissioner Evans made a motion to approve Resolution 18-8. Commissioner Thompson seconded the motion.

AYES: Commissioners Batiste, Bennett, Evans and Thompson

NAYS: None

*The motion carried.*

## **6.0 CEO and Other Staff Reports**

### **6.1 Chief Executive Officers Report**

#### **6.1.1 Operations Report**

- NAHRO Legislative Conference- Mr. Gene Reed, CEO, provided information on his recent visit to Washington D.C. to visit Capitol Hill. Mr. Reed informed the board of his position on the Texas NAHRO board of commissioners and their part in visiting Capitol Hill. Mr. Reed then identified various dignitaries that he had the opportunity to visit with on Capitol Hill and the purpose of his discussions with them.
- Abilene Association of Realtors Fair Housing Event- Mr. Reed explained that he and Tim Pittman, HCV Manager, had the opportunity to attend the Fair Housing event hosted by the Abilene Association of Realtors and to serve on the panel for discussion.
- AHA SEMAP Rating- Mr. Reed informed the board that the final award letter for high performer status was received from HUD.
- Recreation Facility at Public Housing Vogel Complex- Mr. Reed provided an update on the feasibility study that is being performed by the AHA A/E firm in reference to the potential recreation facility project.
- HCV Homeless Preference Update- Ms. Jana Greenway, HCV Supervisor, provided an updated on the newly added homeless preference to the AHA programs application. Ms. Greenway informed the board that one voucher has been issued for the homeless preference and 10 people have been referred to AHA for processing thus far.


- HCV Program Mainstream Vouchers- Mr. Reed provided information on the Mainstream Voucher process, providing HUD funding amounts and the competitive process that will be followed to apply for the vouchers. The vouchers will cover any disabled member of a program applicant household between the ages of 18 to 61. Mr. Reed then provided information on how this can benefit AHA and that he is seeking collaboration with other local organizations in reference to the AHA's participation in this voucher program.

7.0 **Executive Session** –None

8.0 **Reconvene** –None

9.0 **Adjournment** –Commissioner Bennett made a motion to adjourn at 10:00 a.m.

X   
Secretary

X   
Board Chair