

State of Texas
County of Tarrant
City of Grapevine

The Board of Commissioners of the Grapevine Housing Authority held a public hearing and then met in Regular Session on this the 25th day of October 2018 in the Conference Room of the Grapevine Housing Authority, with the following members present to wit:

Linda Troeger	Chair
Bonnie McHugh	Vice-Chair
Karen Rice	Finance Officer
Teri Rhodes-Cantu	Commissioner
Ethel Anderson	Resident Commissioner

Constituting a quorum, with the following also present:

Jane Everett	Executive Director
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PUBLIC HEARING called to order at 4:30

Item #1 Public Hearing to obtain input from the city residents in reference to the 5 Year Capital Action Plan for 2019 - 2023, 2019 Annual Plan, Revised 2017 and 2018 Annual Plans, and 2019 Utility Reimbursement Schedule.

No citizen comments.

Public Hearing closed 4:31

CITIZENS COMMENTS

No Citizen comments.

REGULAR MEETING – CALL TO ORDER

Chairperson Troeger called the meeting to order at 4:31 p.m.

Item #2 Report of the Executive Director (Informational Only)

A. Rent Delinquency and Information Sheet

The Executive Director reported to the Board on the rent delinquencies, number of empty units, work orders and statistical information for the waiting list for Public Housing through September 24, 2018.

B. Capital Funds Report and Work in Progress

The Executive Director reported to the Board on the current Capital Funds and corresponding projects.

C. Report of Public Housing Activity and Issues

- The annual Uniform Physical Condition Standards (UPCS) inspection will take place October 25 and 26, 2018.
- In 2016 Congress passed HOTMA (Housing Through Opportunity Modernization Act) which requires HUD to establish income limits for continued occupancy in the public housing program, effective March 2019.

D. Resident Advisory Board update for the July and August 2018 meetings

The Board was provided the minutes from the September 14, 2018 Resident Advisory Board meeting. The speaker was from the Botanical Gardens.

E. Quarterly Investment Report for 9/30/2018

The Executive Director presented the Quarterly Investment Report to the Board of Commissioners.

NEW BUSINESS

Item #3 - Consideration of the minutes from the September 27, 2018 meeting and take any necessary action.

The Board was provided the minutes from the September 27, 2018 meeting for approval.

Commissioner Rice moved and Commissioner McHugh seconded to accept the September 27, 2018 minutes as presented.

Ayes: Troeger, McHugh, Rice, Rhodes-Cantu & Anderson
Nays: None
Absent: None

Motion passed

Item #4 - Consideration and acceptance of Resolution No. 18-09 approving and accepting of the Agency's Five Year Capital Action Plan for 2019 - 2023, 2019 Annual Plan, Revised 2017 and 2018 Annual Plans and Utility Reimburse schedule for fiscal year 2019.

The Board reviewed all revisions made to the documents presented at the Public Hearing. The documents were on display for 45 days, a 30-day notice was provided to the residents and the documents were presented at the Resident Advisory Board Meeting.

Commissioner Rice moved and Commissioner Rhodes-Cantu seconded to adopt Resolution 18-09, approving the 2019 Annual Capital Plan, 5-Year Capital Action Plan for 2019-2023, Revised Annual Plans for 2017 and 2018, and Utility Reimbursement Schedule for fiscal year 2019 as presented.

Ayes: Troeger, McHugh, Rice, Rhodes-Cantu & Anderson
Nays: None
Absent: None

Motion passed

Item #5 - Consideration and acceptance of Resolution No. 18-10, adopting the 2019 Flat Rents and take any necessary action.

The Board was provided with the 2019 Flat Rents that are calculated based on the 2019 Fair Market Rents (FMRs) published by HUD, multiplied by 80% less the agency's utility allowance.

Commissioner McHugh moved and Commissioner Anderson seconded to adopt Resolution 18-10, the new Flat Rents for fiscal year 2019.

Ayes: Troeger, McHugh, Rice, Rhodes-Cantu & Anderson
Nays: None
Absent: None

Motion passed

Item #6 - Consideration and acceptance of opening the waiting list for the Public Housing Program and take necessary action.

The Board was presented with information regarding the status of the 2017 waiting list.

Commissioner Rice moved and Commissioner Anderson seconded to acknowledge opening the waiting list for the Public Housing Program.

Ayes: Troeger, McHugh, Rice, Rhodes-Cantu & Anderson
Nays: None

Absent: None

Motion passed

Item # 7 - Consideration and acceptance of Resolution No. 18-11 approving the check signers for Grapevine Housing Authority accounts.

The Board was presented with an all-inclusive list of designated signers for Grapevine Housing Authority accounts. Resolution 18-11 designates the following individuals as authorized signers on all Grapevine Housing Authority Accounts:

Jane Everett	Executive Director
Linda Troeger	Chair of the Board of Commissioners
Bonnie McHugh	Vice Chair of Board of Commissioners
Karen Rice	Financial Officer of the Board of Commissioners

Commissioner McHugh moved and Commissioner Rhodes-Cantu seconded to approve Resolution 18-11 designating signers on all Grapevine Housing Authority accounts.

Ayes: Troeger, McHugh, Rice, Rhodes-Cantu & Anderson
Nays: None
Absent: None

Motion passed

Item #8 - Consideration and acceptance of the August and September 2018 monthly financial statements and take any necessary action.

The Board was provided electronic financial statements for the months of August and September 2018. Commissioner Rice reviewed the financial statements and found them to be acceptable.

Commissioner Rhodes-Cantu moved and Commissioner McHugh seconded to accept the August and September 2018 financial statements.

Ayes: Troeger, McHugh, Rice, Rhodes-Cantu & Anderson
Nays: None
Absent: None

Motion passed

Item # 9 - Consideration and acceptance of the 2017 Audited Financial Statements.

The Board was presented with the Fiscal Year 2017 Audited Financial Statements prepared by John A. Blakeway, CPA. There were no deficiencies found and in compliance in all areas.

Commissioner Rice moved and Commissioner Rhodes-Cantu seconded to accept the Fiscal Year 2017 Audited Financial Statements.

Ayes: Troeger, McHugh, Rice, Rhodes-Cantu & Anderson
Nays: None
Absent: None

Motion passed

Item # 10 - Report by the Ex Officio member of the Senior Advisory Board on the meeting held on October 2, 2018

Commissioner Rhodes-Cantu attended the Senior Advisory Board meeting and provided the Board with an update

No action taken.

ADJOURNMENT

Commissioner McHugh moved and Commissioner Anderson seconded that the meeting be adjourned.

Ayes: Troeger, McHugh, Rice & Anderson
Nays: None
Absent: Rhodes-Cantu

Motion passed. Meeting adjourned at 5:26 p.m.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE GRAPEVINE HOUSING AUTHORITY
ON THE 11th DAY OF DECEMBER 2018.

APPROVED:



Linda Troeger, Chair

ATTEST:



Jane Everett,

Executive Director