

MINUTES

ABILENE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

February 26, 2009

The Abilene Housing Authority, Abilene, Texas, met in Regular Session on February 26, 2009, at 9:30 a.m. in the Cypress Plaza Conference Room, located at 534 Cypress Street, Abilene, Texas. Board Chair Dr. Tanya Smith Brice was absent. Commissioner Holmes was appointed to preside over the meeting. Other Commissioners present were: Kiddy Boswell and Patricia Hippley.

Staff members present were: Gene Reed, Executive Director; Genette Edmond, Public Housing Manager; Paul Falade, Chief Financial Officer; Ebony Bond, Housing Programs Coordinator; and Wendy Guidry, Executive Assistant. Guests included: Mark Zachary, Housing Authority Attorney, and Ralph Wallace with the Texas County and District Retirement System.

CALL TO ORDER

Commissioner Boswell called the meeting to order at 9:30 a.m.

1.0 Regular Agenda

- 1.1 Commissioner Boswell made a motion to appoint Commissioner Holmes to preside over the meeting. Commissioner Hippley seconded the motion. The Board voted.
AYES: Commissioners Holmes, Boswell and Hippley.
NAYS: None.
The motion carried.
- 1.2 Commissioner Boswell made a motion to appoint Commissioner Holmes as Vice-Chairman of the Board. Commissioner Hippley seconded the motion. The Board voted.
AYES: Commissioners Holmes, Boswell and Hippley
NAYS: None.
The motion carried.
- 1.4 Commissioner Boswell made a motion to approve participation in the Texas County and District Retirement System. Commissioner Hippley seconded the motion. The Board voted.
AYES: Commissioners Holmes, Boswell and Hippley.
NAYS: None.
The motion carried.

BREAK

10:48 a.m.

CALL TO ORDER

Commissioner Holmes called the meeting back to order at 10:55 a.m.

1.4 Continued. Commissioner Boswell made a motion to accept the Texas County and District Retirement System Plan 4. Commissioner Hippley seconded the motion. The Board voted.
AYES: Commissioners Holmes, Boswell and Hippley.
NAYS: None.

The motion carried.

1.4 Continued. Commissioner Boswell made a motion to approve the Texas County and District Retirement System Resolution as written and authorize Commissioner Holmes to sign the Resolution. Commissioner Hippley seconded the motion. The Board voted.
AYES: Commissioners Holmes, Boswell and Hippley.
NAYS: None.

The motion carried.

2.0 Executive Session

The Board went into Executive Session at 11:18 a.m.

The Board came out of Executive Session at 11:26 a.m. with no action taken.

3.0 Routine Announcements

4.0 Public Comment

5.0 Minutes

Commissioner Boswell made a motion to approve the Minutes from **January 15, 2009** as presented. Commissioner Hippley seconded the motion. The Board voted.

AYES: Commissioners Holmes, Boswell and Hippley.

NAYES: None.

The motion carried.

6.0 Consent Agenda

Commissioner Boswell made a motion to approve Items 6.1 through 6.5 as presented. Commissioner Hippley seconded the motion. The Board voted.

AYES: Commissioners Holmes, Boswell and Hippley.

NAYS: None.

The motion carried.

6.6 Mr. Zachary requested that Item 6.6 be pulled from the Consent Agenda and reported the following: The AHA has provided to Mark Zachary, contract terms that have been negotiated between the AHA and WolfePak and the AHA has requested that he prepare a Service Contract between the AHA and WolfePak containing such terms. In conjunction with this request, Mr. Zachary reported to the Board that WolfePak is also a client of his firm. Mr. Zachary further reported that, with the AHA and WolfePak's consent, he can prepare a Service Contract between the parties that contains the negotiated terms for AHA's review. However, due to his firm's representation of both the AHA and WolfePak, Mr. Zachary reported that he will be unable to negotiate contract terms between the parties or the resolution of any terms that are not agreed upon by the parties. If there are any such terms or issues each party will need to retain separate counsel to negotiate such issues. Mr. Zachary will send Gene Reed the Service Contract that he drafts, once it is completed.

Following this report, Commissioner Boswell made a motion to approve Item 6.6 as presented. Commissioner Hippley seconded the motion. The Board voted.

AYES: Commissioners Holmes, Boswell and Hippley.

NAYS: None.

The motion carried.

7.0 Executive Director's Status Report

7.1 Operations Report.

- Windsor-Carver Townhomes.
- Strategic Planning Session.
- Appointment of a fifth Board Member.
- Stamford Housing Authority transfer of vouchers.
- NAHRO 2009 Legislative Conference.
- HCV Landlord/Tenant Advisory Committee Meeting.
- Tenmast conversion.
- "High Performer" designation from HUD for HCV Program.
- City Council Meeting.
- Promotional items.
- Employee Newsletter.
- Group presentations.
- Nelrod Conference training update.
- Properties for sale.
- Appraisal training.
- Parkridge Place Apartments incident status update.

7.2 Housing Choice Voucher Report for January, 2009.

7.3 Legal Report.

Mr. Zachary stated that there were currently no matters to report.

8.0 Old Business

HAP date.

9.0 New Business

9.1 Omissions and Errors coverage through TML.

10.0 Adjournment

Commissioner Boswell made a motion to adjourn the meeting. Commissioner Hippley seconded the motion. The meeting was adjourned at 12:07 p.m.

Kiddy Boswell, Board Secretary

Vice-Chair or Acting Chair