

MINUTES

ABILENE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

May 29, 2009

The Abilene Housing Authority, Abilene, Texas, Board of Commissioners met for a Strategic Planning Session on May 29, 2009, at 8:00 a.m. at the Abilene Christian University Diane and John Duncum Center for Conflict Resolution, located at 1541 North Judge Ely Blvd., Abilene, Texas. Board Chair Dr. Tanya Smith Brice was present and presided. Other Commissioners present were: Larry Holmes, Patricia Hippely and Vanessa Faz.

Staff members present were: Gene Reed, Executive Director and Wendy Guidry, Executive Assistant. Guests included: Mark Zachary, Housing Authority Attorney, Dr. Matthew J. Dodd, moderator, and Antoinette M. Jackson, presenter.

CALL TO ORDER

Board Chair Brice called the meeting to order at 8:08 a.m.

1.0 Regular Agenda

1.1 Welcome/Introductions.

1.2 Duke v. Abilene Housing Authority Litigation (including mediation and possible settlement.)

The Board went into Executive Session at 8:09 a.m.

The Board came out of Executive Session at 9:26 a.m. and the meeting was reconvened with the following action taken: Commissioner Hippely made a motion to authorize Chair Brice to continue negotiations in the Duke v. AHA case. Commissioner Holmes seconded the motion.

The Board voted.

AYES: Commissioners Holmes, Hippely, Faz and Chair Brice.

NAYS: None.

The motion carried.

At 9:27 a.m., the Board recessed for a Break.

CALL TO ORDER

Chair Brice called the meeting back to order at 9:33 a.m.

1.3 Develop a Mission Statement.

Moderator Dodd asked everyone present to participate in a brainstorming session about the current Mission Statement and to consider the following questions. "Who are we?" "What is our core business?" "What are our shared values?" There was subsequent general discussion regarding the purpose of AHA as well as collaboration with other social service agencies. The Board settled on the following Mission Statement. "The Housing Authority's mission is to service the housing needs of low-income families in the Authority's jurisdiction in order to enhance self-sufficiency and promote community quality of life and economic viability."

1.4 Develop a Vision Statement.

Moderator Dodd clarified the definition and purpose of a Vision Statement. He asked everyone present to engage in a brainstorming session and to consider the following questions. "What will we do?" "What will we become?" The Board settled on the following Vision Statement. "We will be recognized as a leading authority in moderate and low-income community development activities in West Texas. "

1.5 Develop future Agency goals and priorities.

Moderator Dodd asked everyone present to first consider the timeframes for setting goals. There was general discussion and the Board settled on the following:

The Next 12 Months: Maintain 98% Lease-Up in the HCV Program, maintain the Community Newsletter on a bi-monthly basis and the Public Housing Newsletter on a monthly basis, increase active participation among the Advisory Boards (HCV Landlord/Tenant, Resident Council and Resident Advisory Board), analyze the Deegan Public Housing site to determine how to enhance community activities, upgrade all Public Housing site computer labs, develop Phase 1 of mixed-funding plan.

Within the Next 3 Years: Establish Resident Councils at each Public Housing site that would be represented on the Resident Advisory Board, establish and maintain an active Landlord (only) Advisory Committee, approve a plan for a new elderly housing development, complete a plan for enhancing community activities at Deegan based on previous analysis, implement Phase 1 of mixed-funding plan.

Within the Next 5 Years: Complete elderly housing development, complete addition of a Community Center at the Vogel Public Housing site, develop and implement Phase 2 of mixed-funding plan.

1.6 Develop an Organizational Logo.

Moderator Dodd presented the proposed logos that had previously been developed. There was general discussion about the logo designs, as well as how they represented the new Mission and Vision Statements. Moderator Dodd asked everyone present to vote by paper on three (3) favorite designs.

At 11:45 a.m., the Board recessed for Lunch.

CALL TO ORDER

Chair Brice called the meeting back to order at 12:45 p.m.

Moderator Dodd announced the results of the vote. There were two (2) designs that were preferred by everyone. There was general discussion about making some minor changes to the two (2) designs. The Board decided to wait to make a final determination until after the discussed changes were made and presented. **Moderator Dodd agreed to email the two designs to Mr. Reed, who would have Ms. Guidry speak to the design firm about the proposed changes. Ms. Guidry will forward the final modified designs to Mr. Reed who will then email them to all of the Board Members.**

1.7 Discussion regarding the use of multiple attorneys.

Mr. Reed explained the role of the attorneys that are currently engaged by AHA. There was general consensus among the Board Members that attorneys who specialize in specific areas of the law should be hired as needed and not retained.

1.8 Discuss future need for headquarter office move.

Mr. Reed briefly summarized the current situation with regards to office space and needs. There was general discussion regarding the specifics of the current building lease with the City of Abilene, as well as the current market and future requirements for office space. **Mr. Reed will research the exact length of the lease and report back to the Board.**

1.9 Discussion regarding the creation of a Public Facility Corporation.

Mr. Reed briefly explained the definition of a Public Facility Corporation and introduced Antoinette M. Jackson, Esquire, of the Coats Rose Law Firm in Houston, Texas. Ms. Jackson made the following presentation: "Public Housing Authorities and Affiliate Entities." She subsequently answered several questions from Board Members and participated in a general discussion about the current market and future for housing development.

At 3:05 p.m., the Board recessed for a Break.

CALL TO ORDER

Chair Brice called the meeting back to order at 3:17 p.m.

1.10 Discuss the future of the Housing Choice Voucher Program.

Mr. Reed briefly summarized the conversation that he had recently at the Texas NAHRO Conference in Galveston, Texas with the Director of Public Housing for the Fort Worth HUD Field Office, Justin Ormsby. Mr. Ormsby indicated to Mr. Reed that he would like to see AHA move towards incorporating the vouchers from the smaller PHAs in the West, Central Texas area as they become available.

1.11 Discuss potential programs for the Board to consider adopting.

Mr. Reed announced and summarized three (3) grants/programs for the Board to consider; Neighborhood Stabilization Program (Part 2), Capital Fund Recovery Act Competition and the Housing Choice Voucher Family Self-Sufficiency grant. There was general discussion about the nature and requirements of the grants/programs as well as the corresponding timelines and needs in specific areas of AHA for additional funds. **Commissioner Holmes would like to meet/speak with Mr. Reed regarding the specific requirements of the Neighborhood Stabilization Program (Part 2) and whether AHA would qualify to participate. Dr. Brice would like to meet with Mr. Reed to discuss increasing the coordination between social service agencies for, and improving the appearance of, the Vogel Public Housing site.**

1.12 Discuss renewal of contract with Allied Employer Group.

There was discussion concerning Allied Employer Group's performance and contract. No action was taken.

2.0 Executive Session

There was no additional Executive Session.

3.0 Reconvene-Not Applicable

4.0 Adjournment

Commissioner Faz made a motion to adjourn the meeting. Commissioner Hippely seconded the motion. The meeting was adjourned at 4:38 p.m.

Kiddy Boswell, Board Secretary

Dr. Tanya Smith Brice, Board Chair