

HOUSING AUTHORITY OF TRAVIS COUNTY
BOARD OF COMMISSIONERS
SPECIAL BOARD MEETING
502 East Highland Mall Blvd.
Suite 106-B
Austin, Texas 78752
November 18, 2014
11:00 a.m.

MINUTES

The Housing Authority of Travis County, Texas held a Board of Commissioners Meeting at 502 East Highland Mall Blvd., Suite 106-B, Austin, Texas 78752 on the above date. A quorum was established, and Chairman Melvin Wrenn called the meeting to order at 11:11 a.m.

ROLL CALL

Roll Call of Commissioners: Chairman Melvin G. Wrenn, Vice Chairman Philip Barnes, Commissioner Sarah Anderson, Commissioner Willie S. Anderson, Commissioner Richard Moya. Guest: Cliff Blount with Naman, Howell, Smith & Lee. Staff in Attendance: Administrative Assistant Debbie Honeycutt. Interim Executive Director Melvin G. Wrenn certified the quorum.

CITIZEN COMMUNICATION

Anyone desiring to discuss or comment on items directly related to the HATC is always welcome; sign-in must be completed prior to the opening of the meeting. Please limit all presentations to 3 minutes or less. If the item is deemed related to an agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.

There were none at that time.

REPORTS

Item 1: Presentation of Board Committee reports:

- A. Transition, Budget and Finance Committee
- B. Personnel Committee
- C. The Interim Executive Director's Report on challenges, accomplishments and pending issues

There were no reports for Item 1.A or 1.B.

Interim Executive Director Melvin G. Wrenn presented Item 1.C.

ACTION ITEMS—CONSENT

Item 2: Presentation, deliberation, discussion and possible action on HUD related matters; REAC Inspection Report, appeal process; and, agency action plan moving forward to maintain compliance

Interim Executive Director Wrenn presented Item 2.

ACTION ITEMS – DISCUSSION

Item 7: Presentation, deliberation and possible action regarding signing a renewal lease with Travis County for office space located at 502 E. Highland Mall Blvd. Suite 106-B, Austin, TX.

Vice Chairman Philip Barnes asked why action needed to be taken today. Interim Executive Director Wrenn said the Housing Authority has to take action today so Travis County can execute the documents. Vice Chairman Barnes said that the current lease expires May 1, 2015. Interim Executive Director Wrenn said if the Housing Authority is going to delay signing a new lease with Travis County they will lease the space to someone else.

Item 8: Presentation, deliberation, discussion and possible action on budget revisions and agency financial plan for 2014/15 fiscal budget year

Interim Executive Director Wrenn said Item 8 would be tabled until the next Board meeting.

Item 9: Presentation, deliberation, discussion, review and possible action on Delphi loan, interest payments and repayment agreement

Cliff Blount with Naman, Howell, Smith & Lee said that Delphi has made a payment to the Housing Authority on the note. He said all accrued interest and some of the principal has been paid to the Housing Authority. Interim Executive Director Wrenn said the Housing Authority received 3 checks and 2 had to be returned because they were made out to Strategic Housing Finance Corporation and should have been made out to the Housing Authority of Travis County.

Item 10: Review, discuss and take possible action on security issues at the Public Housing properties

Interim Executive Director Wrenn presented Item 10. He said he would like to have security presence in place at the public housing properties by December 2014 or no later than January 2015.

Vice Chairman Barnes made a **motion** for Chairman Wrenn to develop a plan for police to patrol the public housing properties and to bring back to the Board a recommendation, plan, budget and recommendation for action. Commissioner Richard Moya seconded the motion, which **passed** unanimously.

Mr. Moya made a **motion** to adjourn to Executive Session to discuss Items 3, 4, 5, 6, 7 & 11. Commissioner Sarah Anderson seconded the motion, which **passed** unanimously.

The Board adjourned to Executive Session at 11:34 a.m.

Item 12: Executive Session – Pursuant to the Texas Government Code Annotated, the Commissioners may discuss the following agenda items. In addition the Commissioners may also discuss and consider any other item posted on this agenda if there are issues that require consideration in Executive Session and the Commissioners announce that the item will be considered during the Executive Session

- A. According to the Texas Government Code Annotated 551.071, Consulting with Attorney
- B. According to the Texas Government Code Annotated 551.072, Real Property
- C. According to the Texas Government Code Annotated 551.074, Personnel Matters

Item 13: Reconvene from Executive Session and take any action deemed necessary as a result of the Executive Session discussions

The Board reconvened at 12:35 p.m.

ROLL CALL

Roll Call of Commissioners: Chairman Melvin G. Wrenn, Vice Chairman Philip Barnes, Commissioner Sarah Anderson, Commissioner Willie S. Anderson, Commissioner Richard Moya. Guest: Cliff Blount with Naman, Howell, Smith & Lee. Staff in Attendance: Administrative Assistant Debbie Honeycutt. Interim Executive Director Melvin G. Wrenn certified the quorum.

Item 3: Presentation, deliberation and possible action regarding HACA/Southwest Corporation proposal along with HATC analysis as submitted by the Transition committee

Vice Chairman Barnes made a **motion** that the Housing Authority Board accept the proposal from the Housing Authority City of Austin (HACA) to contract for outsourcing the operation and management of the Housing Authority of Travis County public housing and voucher programs, and to authorize the Interim Executive Director to proceed with contract negotiations with HACA. Commissioner Sarah Anderson seconded the motion.

Vice Chairman Barnes said it would mark a fundamental transition if it is adopted and the operation of the Housing Authority of Travis County. The Board has worked very diligently and very hard to bring the Authority back from the brink, to a place of greater financial stability, but circumstances including the continuing declining in funding from the Federal Government for all Housing Authorities, it is especially difficult for small Housing Authorities to continue to operate without fundamental rates. Vice Chairman Barnes said, he thought from all in the information that the Board has seen, that the proposal from HACA is the best opportunity to continue the operations of the Housing Authority with the de minimis subsidy that may be required from others. He said that is the reason for the motion.

Commissioner Richard Moya said generally, that is the correct motion to make on the proposal, but, the Board needs to be aware of the fact that the proposal takes all the Federal money that is allocated to the Housing Authority of Travis County for Public Housing and Section 8, except for a very small amount, which is about \$34,000.00. He said HACA would run those programs. He said he guaranteed they could run them better, but we need to realize what is being done, is turning it over to HACA, and there would be no function for the Housing Authority. He also said, built into that two sentence motion, is the fact that all of the Housing Authority staff would be laid off. Mr. Moya said, he wanted to make that clear. Mr. Moya asked the members of the Board to vote against the motion.

Commissioner Sarah Anderson said that any layoffs would be very uncomfortable. She said, she still felt that the Commissioners Court should be reviewing, and should do some sort of analysis and review, and should be making the ultimate decision. She said, she agreed with Phil that there is enough sustainable financial model, and if the County could come up with a better way to do it, she said she would like to see it, and has yet to see anything that shows her another way. Ms. Sarah Anderson said she would prefer not to be voting on the motion; she would prefer that there was a motion on the table that kicked it up to ask the County to be researching, and telling the Travis County Board members how it should be handled.

Vice Chairman Barnes said he would like to make a closing statement on the motion. He said the issue of the employees is important. He said the proposal that was reviewed by the Board that he had drafted, one of the options if the Housing Authority outsourced, and it was done this year, the Housing Authority has the ability and the resources to pay every staff member a six month severance, so it is not just a layoff.

A vote was taken, which **failed** with 2 yeas and 3 nays.

Chairman Melvin G. Wrenn – Nay
Vice Chairman Philip Barnes – Yea
Commissioner Sarah Anderson – Yea
Commissioner Willie S. Anderson – Nay
Commissioner Richard Moya – Nay

Item 5: Presentation, deliberation, discussion and possible action on selection of the top five candidates for Executive Director of Housing Authority of Travis County (HATC) and Executive Secretary of Strategic Housing Finance Corporation (SHFC)

Ms. Willie Anderson said she has been reviewing the candidates, she said she would like to meet again with her fellow committee member, and all Board members would need to look at all candidates, not just the top five.

Mr. Moya said if the committee comes up with five candidates, and if any Board member, after reviewing would like to add one name that is not in the top five, that should be allowed, and then move forward.

Ms. Sarah Anderson asked for a list of all of the candidates.

Item 6: Presentation, deliberation, discussion and possible action on establishing the employment practices and process; schedule and timeline to complete all reviews of applicants; and, interviews and interview process leading to hiring the Executive Director of HATC and the Executive Secretary of SHFC

Chairman Melvin G. Wrenn suggested scheduling a Board meeting for December 3, 2014 and another one for December 17, 2014 to review applicants.

Item 7: Presentation, deliberation and possible action regarding signing a renewal lease with Travis County for office space located at 502 E. Highland Mall Blvd. Suite 106-B, Austin, TX.

Mr. Moya made a **motion** to authorize the Interim Executive Director to sign the lease after it has been reviewed by Cliff Blount with Naman, Howell, Smith & Lee. Ms. Sarah Anderson seconded the motion, which **passed** unanimously.

Item 4: Presentation, deliberation and possible action regarding transition management, organizational and operational processes and program implementation procedures regarding the departure of the Executive Director of the Housing Authority of Travis County (HATC) and Executive Secretary of Strategic Housing Finance Corporation (SHFC)

No action taken.

Item 11: Consideration, discussion and possible action on issues and concerns to move forward to Travis County Commissioners and/or Commissioners Court

Mr. Moya suggested sending an annual report to Commissioners Court.

Chairman Melvin G. Wrenn suggested tabling Item 11 until the next scheduled Board meeting.

ADJOURN

Mr. Moya made a **motion** to adjourn the Board meeting. Ms. Willie Anderson seconded the motion, which **passed** unanimously. The Board meeting was adjourned at 1:08 p.m.

Respectfully submitted,

Melvin G. Wrenn, Interim Secretary
Housing Authority Board Chairman

- A copy of these Minutes can be found on the web site (www.hatctx.com)
- An audio recording is available upon request. 512-480-8245.