

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING AUTHORITY REGULAR BOARD MEETING

Wednesday, July 26, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Wednesday, July 26, 2023, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 12:05 p.m. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Ronnie Cruz
Commissioner Marc David Garcia
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent:

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
Finance Director Jose Garcia
HCV Director Elena Saucedo
Administrative Assistant Adriana Rosas

Guest: Attorney Marissa Carranza Hernandez

1. Call the meeting to order – 12:05 p.m.
2. Public Comment – None
3. Pledge of Allegiance – Chair Elva M. Cerda
4. Innovation – Vice Chair Eliseo “Tito” Salinas

5. Action Items:

- a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of June 28, 2023. Insertion to Action Item 5. D. **Chair Elva M. Cerda entertained a motion to approve meeting minutes with edits. Commissioner Ronnie Cruz made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
- b) Consideration and Possible Action to Approve Resolution McAHA 2023-05; A Resolution of the Housing Authority of the City of McAllen Approving the Section 8 Assessment Program (SEMAP) Certification for Fiscal Year Ending June 30, 2023. Submission of documentation to the Department of Housing and Urban Development (HUD) certifying the agency meets compliance requirements. All categories have been met; staff recommends approval. **Chair Elva M. Cerda entertained a motion to approve SEMAP. Commissioner Ronnie Cruz made a motion to approve; Vice chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

- c) Consideration and Possible Action to Approve Opening of the Waitlist for Section 8 Housing Choice Voucher Program (HCV). McAHA has completed an internal review of the HCV waitlist. Records indicate a waitlist of three hundred eight- four families. In an effort to manage the waitlist more efficiently staff recommends the reopening of the waitlist effective Sept. 14, 2023. Chair Elva M. Cerda entertained a motion to approve opening of HCV waitlist. Vice Chair Eliseo "Tito" Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.

- d) Consideration and Possible Action to Approve Resolution McAHA 2023-06; A Resolution of the Housing Authority of the City of McAllen Approving Amendments to the Housing Agency Retirement Trust (HART) Retirement Age. Deputy Director stated updates to retirement plan would allow employees to withdraw from their retirement fund after age 59 ½ and reduce the retirement age from 70 to 65 giving employees more flexibility. Staff recommend approval. Chair Elva M. Cerda entertained a motion to approve Resolution McAHA 2023-06. Commissioner Ronnie Cruz made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.

- e) Consideration and Possible Action to Approve the Leasing of the Old McAllen Housing Authority Administration Building. McAHA is proposing to enter into a two (2) year lease at \$1500 / month with Easter Seals. Easter Seals would occupy and utilize the building as office space to conduct normal business operations. Staff will forward lease to City Attorney Austin Stevenson for further review. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve leasing of old admin building. Commissioner Ronnie Cruz made a motion to approve; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously.

- f) Considerations and Possible Action to Approve La Vista Apartments – Assignment of Partnership interest to MHFC from PNC Bank. Attorney Marissa Carranza Hernandez presented reassignment of partnership structure in which La Vista Apartments, LIHTC development has completed initial 15-year compliance period. The partnership is now interested in a restructure which, involves a reassignment of the investment limited partner interest currently held by PNC Bank. PNC would like to exit the partnership and the McAllen Housing Facility Corporation (MHFC) would replace PNC Bank. A transaction fee of \$10,000 applies and would be payable to PNC with a closing date of July 31, 2023. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve Assignment of Partnership. Commissioner Ronnie Cruz made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.

6. Non-Action Items:

- a) Executive Directors Report
 - Board Retreat scheduled for Aug. 29, 2023 at 9:30 AM – 2:30 P.M.
 - \$20,000 in scholarships awarded this year pending 5 checks for pick up
 - \$17,094.22 currently in scholarship fund
 - Carport start date pending
 - HUD Exchange training link will be sent out to all board members
 - PILOT amount \$53,048.35

7. Executive Session Closed Session Under Government Code 551 Sections

- a) Pending Litigation Update - A&E
8. Reconvened to open session; Action if any on:
 - a) Pending Litigation Update - A&E – **No action taken**
9. Board Agenda Requests for August Board Meeting
 - Regular Meeting Scheduled for August 23, 2023, @11:30AM
 - Upcoming trainings
10. Adjournment. Chair Elva M. Cerda entertained motion to adjourn meeting. Vice Chair Eliseo "Tito" Salians made motion; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Meeting Adjourned at 12:47 PM.



Rodolfo "Rudy" Ramirez, Executive Director