

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

Wednesday, August 23, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Wednesday, August 23, 2023, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.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
Administrative Assistant Adriana Rosas

1. Call the meeting to order – 11:30 a.m.
2. Public Comment – None
3. Pledge of Allegiance – Commissioner Ronnie Cruz
4. Invocation – Resident Commissioner Kristel Garcia
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Special, Annual and Regular Board Meeting of July 26, 2023. **Discussion ensued and any future edits/changes to minutes should be specified for approval. Chair Elva M. Cerda entertained a motion to approve meeting minutes. 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 Amendments to the Housing Choice Voucher (HCV) Admin. Plan – Application Intake Procedures. **Update to Admin. Plan for efficiency purposes. MHA is proposing opening applications any month of the calendar year to enhance service to the public and allow flexibility in managing the waitlist. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve changes to the policy. Commissioner Ronnie Cruz made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - c) Consideration and Possible Action to Approve Amendments to the Public Housing Admissions and Continued Occupancy Plan – Application Intake and Procedures. **Update to Public Housing Admissions and Continued Occupancy Policy for efficiency purposes. MHA is proposing opening intake applications any month of the calendar year to enhance service to the public and allow flexibility in managing the waitlist. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve changes to the policy. Commissioner Ronnie Cruz made a**

motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.

- d) Consideration and Possible Action to Approve Employee Rate Matrix and Proposed Merit Increase. **Matrix presented to the board was previously approved with a 4% cost of living adjustment and new agency minimum wage of \$15. Staff also presented 1% merit increase recommendations for selected employees based on their evaluations. Discussion ensued and corrections must be made to purchasing clerk wage rate to meet the 4% cost of living adjustment. Chair Elva M. Cerda entertained a motion to approve Rate Matrix and Merit Increase. Commissioner Ronnie Cruz made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
- e) Consideration and Possible Action Regarding Pending Litigation: Cause No. C-1816-21-J in Hidalgo County Texas. **Item addressed in Executive Session.**
6. Non-Action Items:
- a) Executive Directors Report
- Carports currently pending start date due to materials
 - Deputy Director Delgado has been enrolled in the Certified Manager Program
 - Tax- credit training for Finance Director Garcia set for Sept. 26-29 in New Orleans
 - Board Retreat rescheduled for Sept. 23, 2023, at 9:30 AM – 2:30 P.M.
7. Executive Session Closed Session Under Government Code 551 Sections
- a) Consideration and Possible Action Regarding Pending Litigation: Cause No. C-1816-21-J in Hidalgo County Texas.
- **Chair Elva M. Cerda entertained a motion to enter Executive Session. Commissioner Ronnie Cruz made motion; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Commissioners entered Executive Session at 11:55 a.m.**
8. Reconvened to open session; Action if any on:
- **Chair Elva M. Cerda reconvened meeting at 12:15 p.m.**
- a) Consideration and Possible Action Regarding Pending Litigation: Cause No. C-1816-21-J in Hidalgo County Texas. **Chair Elva M. Cerda Made motion to approve as discussed in Executive Session. Resident Commissioner Kristel Garcia made motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
9. Board Agenda Requests for August Board Meeting
- Regular Meeting Scheduled for September 27, 2023, @11:30AM
10. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Curz made motion; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously. Meeting Adjourned at 12:19 PM.**



Rodolfo "Rudy" Ramirez, Executive Director