

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

Wednesday, September 27, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Wednesday, September 27, 2023, held at the McAllen Heritage Museum 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
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Commissioner Marc David Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
HCV Director Elena Saucedo
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 – Vice Chair

5. Action Items:

- a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of August 23, 2023. **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 Resolution McAHA 2023-07, A Resolution of the Housing Authority of the City of McAllen Adopting the 2024 Updated Payment Standard for the Housing Choice Voucher Program (HCV). **Deputy Director Daniel Delgado stated that updates to 2024 Small Area Fair Market Rents (SAFMR). Similar to the prior year, remain competitive, proposing to set the payment standard at 105%, within HUD limits regulations. Payment standards reflect maximum amount our PHA can pay a landlord; subject to inspection. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve Resolution McAHA 2023-07. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

- Asst. City Attorney Austin Stevenson enters meeting at 11:38AM

- c) Consideration and Possible Action Amending the McAllen Housing Authority Personnel Policies and Procedures Manual - Sick Leave & Vacation Time for Part-time Employees. Executive Director Rodolfo "Rudy" Ramirez stated proposed updates to the employee manual include removing sick leave and vacation time accumulation for part time employees, currently part time employees do not qualify for retirement and health benefits. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve Amendments to Personnel Policy. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously.
- Resident Commissioner Kristel Garica enters meeting at 11:39AM
- d) Consideration and Possible Action on Utilization of Funds from the Texas Controller of Unclaimed Property. **Unclaimed funds in the amount of \$15,000, unclaimed funds originated back from 2013 and were issued by First National Bank. Staff is proposing to use the funds to launch a new non-profit for scholarship, supportive services, and self-sufficiency. Discussion ensued and a formal resolution would be presented in a future board meeting; per board funds will momentarily be deposited into expense account. No Action Required for deposit of funds.**
- e) Consideration and Possible Action to Approve Training Travel – 2023 Novogradac Housing Tax Credit and Bonds Conference – September 27-29 – New Orleans, LA. **Finance Director Jose Garcia will be attending the conference. Chair Elva M. Cerda entertained a motion to approve Travel. Vice Chair Eliseo "Tito" Salinas made a motion to approve; Commissioner Ronnie Cruz second the motion. Motion carried unanimously.**
- f) Non-Action Items:
- Executive Directors Report
 - Landlord outreach scheduled for Nov. 9, 2023. Process & Regulations will be discussed.
 - HUD outreach w/Hidalgo County date to be determined.
 - Carports are scheduled to begin in late October.
 - HUD/VASH outreach scheduled; currently 26 VASH Vouchers
 - CPM courses are being taken by Deputy Director Daniel Delgado
 - Financial Summary
 - Deputy Director Daniel Delgado reported no significant findings. Discussion ensued and Due to Due will be addressed.
- g) Executive Session Closed Session Under Government Code 551 Sections
- Pending Litigation Update – A&E
 - Discussion ensued and there are no further updates report.
- h) Reconvened to open session; Action if any on:
- Pending Litigation Update – A&E
 - No Action Taken

- i) Board Agenda Requests for September Board Meeting
- Regular Meeting Scheduled for October 25, @11:30AM
 - Board Retreat will be scheduled for being of 2024.
 - Check status of non-profit w/Roland Garza, Chief Appraiser w/Hidalgo County Appraisal District (Finance Item)
 - Car allowance
 - Personnel Ethics
- ii) Adjournment. Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice Chair Eliseo "Tito" Salinas made motion; Commissioner Ronnie Cruz second the motion. Motion carried unanimously. Meeting Adjourned at 12:08 PM.



Rodolfo "Rudy" Ramirez, Executive Director