

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

**Thursday, January 21, 2021**

CALL TO ORDER AND ROLL CALL - The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Thursday, January 21, 2021, via Zoom teleconference.

Chair Ronnie Cruz called the meeting to order at 4:04 p.m. Present and attendance for roll call were:

**Present:** Chair Ronnie Cruz  
Vice Chair Elva M. Cerda  
Commissioner Eliseo "Tito" Salinas  
Resident Commissioner Jesus Borrego  
PHA Attorney Isaac Tawil

**Absent:** Commissioner Rodrigo "Rudy" Elizondo

**Staff:** Executive Director Rodolfo "Rudy" Ramirez  
Deputy Director Daniel Delgado  
Finance Director Jose Garcia  
HVC Manager Elena Saucedo  
Maintenance Director George Dismukes  
Administrative Assistant Adriana Rosas  
Accounting Clerk Isabel Garcia  
FSS Coordinator Maria Loreda

**Guests:** District Director Stephanie Toscano  
Constituent Field Representative Karen Hinojosa  
Grant Coordinator Andrei Defino  
Coding Inspector Veronica Garza  
Coding Inspector Luis Estrada  
FSS Graduate Veronica Cano

1. Call the meeting to order – 4:04 PM
2. Public Comment – None
3. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of Regular Board Meeting December 17, 2020. Chair Ronnie Cruz entertained a motion to table meeting minutes for further review. Vice Chair Elva M. Cerda made a motion to table minutes; seconded by Commissioner Eliseo "Tito" Salinas. Motioned carried unanimously.
  - b) Consideration and Possible Action to Approve NAHRO Conference & Exhibition in Phoenix, AZ for October 7-9, 2021. Those with previous canceled air flights due to COVID-19 are first in line to sign up for NAHRO conference. Chair Ronnie Cruz entertained a motion to approve NAHRO Conference Travel. Vice Chair Elva M. Cerda

made a motion to approve travel; seconded by Commissioner Eliseo "Tito" Salinas.  
Motioned carried unanimously.

4. Non-Action Items:

- a) Special Guests – Members of 15<sup>th</sup> District Office: Congressman Vicente Gonzalez
  - Member of 15<sup>th</sup> District Office would be favorable to our agency/Envision Center once application approval has been received. District Director Stephanie Toscan looks forward to working with the agency though funding and grants. Grant Coordinator Andrie Definos is glad to help with questions, researching sources of funding available, and letter of support if needed. Constituent Field Representative Karen Hinojosa can arrange contact with HUD when needed. Congressman Vicente Gonzalez possible key note speaker at one of our future events.
- b) City of McAllen – It's Time Texas Community Challenge
  - It's Time Texas Community Challenge is a state wide competition, in over 200 cities in Texas. It's a wellness challenge to drink, eat, and workout in order to lead a healthier life style. Everyone is eligible to register; more information can be found at [ittcommunitychallenge.com](http://ittcommunitychallenge.com). The City of McAllen is currently in first place with over 2 million points. McAHA will help by extending the information to all its employee's in order to promote participation. If the City wins they would receive a grant designated for city improvements/events; grant would also be extended to the McAllen School District.
- c) Staff Update: New Employee Introduction - Accounting Clerk
  - Isabel Garcia – start date was Jan. 2020, currently enrolled at STC, working on associates in Business Administration, will then like to transfer to UTRGV and works towards her bachelors, has worked in accounting for 13 years.
- d) FSS Update/Graduate – Veronica Cano
  - Graduate - Ms. Veronica Cano has reached all her goals implemented in the contract. Therefore, she has qualified to graduate from the program. She started in May 2015, the escrow she will receive is \$14,542.00. Ms. Cano is now in contact with Affordable Homes of South Texas, she is currently in the process of using the money to purchase a home. She is very grateful to the program and the opportunity it has brought her.
  - FSS Update – a total of thirty participants, twenty-two of those are in the Sec 8 Program and the remaining eight are in the Public Housing program. There are 3 prospect graduates for 2021; grant funding has been received for the year.
- e) Executive Director's Report
  - We are still working on clarifying Financial Reports in order for the board to have a better understating of what is being presented. We are in talks with Lindsey on how to line item financial reports, meeting to be held Jan. 25<sup>th</sup> at 1:30PM.

- ConnectHomeUSA – convening guided by HUD, February 24, 2021 at 10:00am, will include Brownsville Housing Authority, Harlingen Housing Authority, McAllen Housing Authority and San Antonio Housing Authority. We are currently in search of community partners to participate as guest speakers.
- Green Jay – opening has pushed back until early March, inspection of property is being done weekly. Dog park, covered parking, additional security and landscaping are on track.
- Hibiscus Village – groundbreaking date will be looked into and will follow COVID guidelines.
- Frost Bank – terms sheet has been received, have been meeting to reevaluate the current loan's we have, HUD loan being investigated. Line of credit is still being talked about; for purpose of real-estate not operating line of credit per Vice Chair Cerda. Vice Chair Cerda expressed there is room for negotiation of rate and base point; bring down fee. Any changes in rate reduction will be brought back to the board for further discussion/approval.
- CARE Act – updated balance of \$346,000 that's HCV and \$8,000 for Public Housing. Deadline is Dec. 31, 2021 in order to spend money otherwise unused funds will be sent back.
- VASH Award – waiting on VA to send us participants
- TCDRS – true retirement fund for employees, possible workshop in order to present information. Vice Chair Cerda would like more information before workshop.

f) Financial Summary as of 12/31/2020

- Highlight covers consolidated from 2020 – 2019 comparison. Monthly revenue of \$695, 652; 12% less. Monthly overall expenses of \$863,102, less expenses this year.
- Net Income of \$167,450; \$116,000 less than the prior month due to a transfer that didn't occur this year, occupancy and delinquency rate will come in the future.
- \$449,000 in revenue increase of 5% from the month before. Increase in grant revenue for the quarter of 30%. Other revenue 41% increase due to developer fees.
- Administrative Expenses \$416,010.87 a 27% increase; increase due to salary expenses, discrepancy is also due to not reporting in 2019 correctly.
- Tenant services decreased by 67%. Utility allowance had an increase of 18%. Maintenance and operations increase of 42% due to additional cost incurred. Other general expense a 13% increase due to adjustment made in 2019.
- Net Income at 51% decrease due to transfer in of \$1 million. Average cash balance up 38% primarily due to additional funding and money received for Hibiscus account, average return down 11%. No promissory note/resolution found when acquiring Orchid, MHFC loaned the money. Board action can be taken for write off once confirmed with auditor.

5. Executive Session: Closed Session Under Government Code 551 Sections

a) Litigation Update – ROFA

- No additional information to consider. Therefore, Executive Session is not needed.

6. Reconvened to open session; Action if any on:

- None

7. Board Agenda Requests for February 2021 Board Meeting

- Tax Credit Update
- HR Personnel Update
- Frost Update – rate reduction

8. Adjournment. Chair Ronnie Cruz entertained motion to adjourn meeting. Vice Chair Elva M. Cerda motioned; Commissioner Eliseo "Tito" Salinas, seconded the motion. Motion carried unanimously. Meeting Adjourned at 5:25 PM.

  
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Rodolfo "Rudy" Ramirez, Executive Director