

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

Thursday, May 20, 2021

CALL TO ORDER AND ROLL CALL - The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Thursday, May 20, 2021, via Zoom teleconference.

Chair Ronnie Cruz called the meeting to order at 4:28 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
Assistant City Attorney Austin Stevenson

Absent:

Staff: Executive Director Rodolfo "Rudy" Ramirez
Deputy Director Daniel Delgado
Finance Director Jose Garcia
Maintenance Director George Dismukes
Administrative Assistant Adriana Rosas

1. Call the meeting to order – 4:28 PM
2. Public Comment – None
3. Appointment of New and/or Reaffirmed Board of Commissioner to the Housing Authority of the City of McAllen and its Instrumentalities
 - Commissioner Place 3 – Atanacio Hinojosa **No Action**
4. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of Regular Board Meeting for April 22, 2021. **Chair Ronnie Cruz entertained a motion to approve meeting minutes. Vice Chair Elva M. Cerda made a motion to approve; Commissioner Eliseo "Tito" Salinas second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve Amendment to the McAllen Housing Authority's Employee Policy Manual. **Item tabled for further edits, final draft to be presented in June meeting. Chair Ronnie Cruz entertained a motion to table Employee Policy Manual. Commissioner Eliseo "Tito" Salinas made a motion to approve; Vice Chair Elva M. Cerda second the motion. Motion carried unanimously.**
 - c) Consideration and Possible Action to Approve Amendments to the McAllen Housing Authority's Accounting Policy. **Deputy Directory Delgado stated the Federal Government Code of Federal Regulations has increased the micro purchase threshold to \$3,000 for non-construction related purchases. Recommends approval to amend and increase current limit in order to align with the updated CFR regulations. Chair Ronnie Cruz entertained a motion to Approve Amendments to the McAllen Housing Authority's Accounting Policy. Vice Chair Elva M. Cerda made a motion to approve; Commissioner Eliseo "Tito" Salinas second the motion. Motion carried unanimously.**
 - d) Consideration and Possible to Approve Travel and Training for Commissioners and Staff to the Nelrod Consortium August 12-13, 2021 in Nashville, Tennessee. **Chair Ronnie Cruz entertained a motion to Approve Travel and Training for Commissioners and Staff. Commissioner Eliseo "Tito" Salinas made a motion to approve; Vice Chair Elva M. Cerda second the motion. Motion carried unanimously.**

5. Non-Action Items:

a) Executive Director's Report

- Emergency Housing Vouchers (54) were received, will provide assistance for 36 months to people who meet criteria.
- MHA Newsletter will be coming out quarterly and will be distributed to the community.
- Ron Vasquez Director of South Texas Coalition has donated books and will be running a summer camp at our Learning Center. The objective is to push literacy and writing, and possibly publish a book on Amazon. All proceeds will benefit the South Texas Coalition.
- Father's Day event is currently in the works

b) Financial Summary

- Consolidated – revenue at \$699,000 vs expenses of \$764,00, net income loss of \$64,000 due to adjustments that needed to be corrected.
- Sec. 8 – revenue of \$621,000 vs expense of \$584,000, net income of \$37,000.
- Low Rent – revenue of \$27,000 vs expense of \$40,000, net income loss of \$12,000.

6. Executive Session Closed Session Under Government Code 551 Sections

a) Consultation with PHA Attorney regarding Pending Litigation Matter (Section 551.071, T.G.C)

- Pending Litigation Update, A&E – **Executive Session is not needed due to new information being non confidential. On May 12, 2021 the McAllen Housing Authority filed suit against Rike Ogden Figueroa for negligent design related to Hibiscus Apartments. Case has been assigned to 430th Judicial Court, citation issued May 13, 2021. Process server should occur within next week.**

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

Consolation with PHA Attorney 551.071 – **No action required.**

8. Board Agenda Requests for June 2021 Board Meeting

- HR Policy Update
- Final Review of MHA Scholarships

9. Adjournment. **Chair Ronnie Cruz entertained motion to adjourn meeting. Vice Chair Elva M. Cerda made motion; Commissioner Eliseo "Tito" Salinas, second the motion. Motion carried unanimously. Meeting Adjourned at 4:49 PM.**



Rodolfo "Rudy" Ramirez, Executive Director