

RESOLUTION NO. 120

A RESOLUTION BY THE BOARD OF DIRECTORS OF WACO PUBLIC FACILITIES CORPORATION I (WPFC I) AUTHORIZING THE PURCHASE OF 1121 ROSS AVE. WACO, TEXAS 76706.

WHEREAS, the Housing Authority submitted a contract to purchase property at 1121 Ross Ave. Waco, Texas 76706

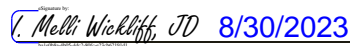
WHEREAS, WHA has assigned the Waco Public Facilities Corporation I (WPFC I) and WPFC I has hereby accepted the assignment of, the Purchase and Sale Agreement for 1121 Ross Ave in order to effectively manage, rehabilitate, market, and operate the property;

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was adopted by the Board of Directors of Waco Public Facilities Corporation on this the 17th day of August 2023

  
Secretary

8/22/2023

  
President of the Board

(SEAL)



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### Certificate of Completion

#### Document Information

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#### Signatures/Initials

Milet Hopping

Signed: 8/22/2023 2:01:21 PM CDT

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*Milet Hopping*

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I. Melli Wickliff, JD

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*I. Melli Wickliff, JD*

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**Synopsis of the Minutes**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**4400 Cobbs Drive**  
**Waco, Texas**  
**June 13, 2023**  
**12:00 Noon**

- I. Chair Melli Wickliff called the meeting to order at 12:02 p.m.
- II. Establishment of Quorum  
Commissioner's present: Melli Wickliff, Jon Ramos, John Bible, LaTonya Lewis, Brad Kinkeade  
  
Commissioners absent:
- III. Hearing from Visitors  
• Recognition of Officials
- IV. Approval of Minutes  
Board Chair Melli Wickliff asked for a motion to approve the minutes of the May 2023 Board Meeting. Commissioner John Bible made the motion and Commissioner Brad Kinkeade seconded the motion. Board Vice Chair Jon Ramos called for a vote and the motion passed unanimously.
- V. Updates  
President/CEO provided an update to the South Terrace RAD project and advised they we have an anticipated completion date of June 2023.  
President/CEO and Art Schultz updated the board on the progress for Melody Grove (Estella Maxey) RAD Development and we are still on track.  
President CEO provided an update to the board regarding Trendwood and they are still on track with renovations.  
President/CEO provided an update to the board on Sandstone Apartments.  
President/CEO provided an update to the board on the Avila project.
- VI. New Business
- **RESOLUTION NO. 3867 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE WACO HOUSING AUTHORITY 2023 HUD ANNUAL PLAN.**  
The President/CEO explained to the board that this resolution will approve the annual plan that we must present to the board annually. Chair Melli Wickliff asked for a motion to approve Resolution No. 3867. Commissioner John Bible made the motion to approve, and Commissioner Brad Kinkeade seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.  
Resolution No. 3867  
A copy of this resolution may be found in the resolution file.
  - **RESOLUTION NO. 3868 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE ANNUAL REPORT TO BE SUBMITTED TO THE CITY COUNCIL OF THE CITY OF WACO.**  
The President/CEO explained to the board that this resolution will approve the annual report that we must submit to the City of Waco annually. Chair Melli Wickliff asked for a motion to approve Resolution No. 3868. Commissioner John Bible made the motion to approve, and Commissioner Brad Kinkeade seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.  
Resolution No. 3868  
A copy of this resolution may be found in the resolution file.

- **RESOLUTION NO. 3869 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING REQUIRING PUBLIC HOUSING FAMILIES WHOSE INCOMES EXCEED THE "OVER- INCOME" LIMITS FOR 24 MONTHS TO FIND OTHER HOUSING AND MOVE OUT OF PUBLIC HOUSING WITHIN SIX MONTHS OF THE END OF THE 24-MONTH OVER-INCOME PERIOD.**  
The President/CEO explained to the board that this resolution approves the HUD mandate for the Over Income Policy. Chair Melli Wickliff asked for a motion to approve Resolution No. 3869. Commissioner John Bible made the motion to approve, and Commissioner Brad Kinkeade seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3869

A copy of this resolution may be found in the resolution file.

- **RESOLUTION NO. 3870 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE DEVELOPMENT OF STUDIOS AT 19TH AND ANY OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

The President/CEO explained to the board that this resolution will approve the negotiations for the development of Studios at 19th. Chair Melli Wickliff asked for a motion to approve Resolution No. 3870. Commissioner John Bible made the motion to approve, and Commissioner Brad Kinkeade seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3870

A copy of this resolution may be found in the resolution file.

## VII. Reports

### **Administrative Services**

Everything for the Admin Dept. was usual business.

### **Information Technology**

Everything for the I.T. was usual business.

### **OPERATIONS –Vice President Gloria Dancer**

#### **Rising Images**

The nonprofit properties continue to do well with rent collection and leasing. All properties are in compliance.

### **MOD**

Everything for MOD was usual business.

### **PUBLIC HOUSING**

There are 1639 applicants on the WHA Public Housing Waiting list.

### **MAINTENANCE**

The Maintenance Department continues to work on making readies.

### **SECTION 8 - Milet Hopping**

The Section 8 department currently is leasing 2509 vouchers and has 1430 total applicants on the combined waiting lists. There are 55 veterans in the VASH program.

### **COMMUNITY SERVICES - Milet Hopping**

Our Community Services Department continues to work with the residents and community.

### **FINANCE – Vice President Edwina Viera**

A summary of the financial statements and Consolidated Financial Report was provided.

VIII. Consideration of Future Agenda Items

IX. Adjournment  
Chair, Melli Wickliff, adjourned the meeting at 1:53 p.m.

Approved by  
*Milet Hopping* 8/22/2023  
Secretary

Approved by  
*Melli Wickliff, JD* 8/30/2023  
Chair of the Board

Seal



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## Certificate of Completion

### Document Information

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### Signatures/Initials

Milet Hopping

Signed: 8/22/2023 2:01:21 PM CDT

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MRI Secure Sign Signature by:

A handwritten signature in black ink that reads "Milet Hopping".

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I. Melli Wickliff, JD

Signed: 8/30/2023 3:04:33 PM CDT

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Email Address: melli.wickliff@gmail.com

MRI Secure Sign Signature by:

A handwritten signature in black ink that reads "I. Melli Wickliff, JD".

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**Synopsis of the Minutes**  
**WACO PUBLIC FACILITY CORPORATION I**  
**4400 Cobbs Dr.**  
**June 13, 2023**  
**12:00 Noon**

- I. Call to Order  
President Melli Wickliff called the meeting to order at 12:41 pm.
- II. Establishment of Quorum  
Directors Present: Melli Wickliff, Jon Ramos, John Bible, Brad Kinkeade  
Directors Absent: LaTonya Lewis
- III. Approval of Minutes  
President Melli Wickliff asked for approval of the minutes of the May 2023 meeting. Director John Bible made the motion and Vice President Jon Ramos seconded the motion. President Melli Wickliff called for a vote and the motion passed unanimously.
- IV. New Business
- RESOLUTION NO. 119 RESOLUTIONS OF THE BOARD OF DIRECTORS OF THE WACO PUBLIC FACILITY CORPORATION AUTHORIZING THE EXECUTION OF ANY AND ALL DOCUMENTS, AND THE TAKING OF ANY AND ALL ACTIONS THAT ARE NECESSARY OR DESIRABLE TO: ACQUIRE AND OPERATE THE APARTMENT COMMUNITY KNOWN AS STUDIOS AT 19TH LOCATED AT 2810 N. 19TH STREET, WACO, TX 76708, MCLENNAN COUNTY, TEXAS (THE “PROPERTY”) AND PROVIDING ADDITIONAL AFFORDABLE UNITS
- Resolution No. 119  
A copy of this resolution may be found in the resolution file.
- V. Adjournment  
President Melli Wickliff adjourned the meeting at 12:48pm.

Witnessed By  
*Miles Hopping*  
Secretary

8/22/2023

Witnessed By  
*Melli Wickliff, JD*  
President of the Board

8/30/2023

Seal



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*Milet Hopping*

780af050-6c73-42d4-a172-03c49f80eb4e

I. Melli Wickliff, JD

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Email Address: melli.wickliff@gmail.com

MRI Secure Sign Signature by:

*I. Melli Wickliff, JD*

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RESOLUTION NO. 3874


RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH ZAMCO SERVICES OF LORENA, TEXAS IN THE AMOUNT OF \$57,438.43 FOR HILL COUNTY OFFICE RENOVATION

- WHEREAS, the Modernization Department solicited sealed bids in accordance with procurement guidelines from qualified service providers
- WHEREAS, in addition, the advertisement was published in the Hillsboro Reporter on June 5 and June 12, 2023, and
- WHEREAS, in addition to the advertisement, forty-four (44) general contractors were notified by email, and
- WHEREAS, Waco Housing Authority & Affiliates received four (4) compliant bids, and
- WHEREAS, it was determined that Zamco Services submitted the lowest most responsive qualified bid, and
- WHEREAS, it is the recommendation of the President/CEO that the contract be awarded to Zamco Services, and
- WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was adopted by the BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES on this the 10<sup>th</sup> day of August 2023.

  
Secretary

8/22/2023

  
Chairperson of the Board

8/30/2023

(SEAL)



## Certificate of Completion

### Document Information

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### Signatures/Initials

Milet Hopping

Signed: 8/22/2023 2:01:21 PM CDT

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Email Address: mileth@wacopha.org

MRI Secure Sign Signature by:

A handwritten signature in black ink that reads 'Milet Hopping' in a cursive script.

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I. Melli Wickliff, JD

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Email Address: melli.wickliff@gmail.com

MRI Secure Sign Signature by:

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