

**WACO HOUSING AUTHORITY**

**RESOLUTION # 3879**

**RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH WINTERHAWK, LP OR ITS AFFILIATE FOR THE PURPOSES OF AQUIRING AND OPERATING A DEVELOPMENT OF 18.98 ACRES LOCATED AT APPROXIMATELY AIRPORT ROAD AND STEINBECK, WACO, TEXAS (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

WHEREAS, the Authority and Winterhawk, LP, a Texas limited partnership ("Developer") desire to enter into a Memorandum of Understanding (the "MOU"), pursuant to which the Authority and Developer will agree to work cooperatively to develop an 18.98 acre multifamily apartment development to be approximately 186 residential units for persons located at Airport Road and Steinbeck, Waco, Texas known as Shady Acres Cottages (the "Project");

WHEREAS, the Authority has determined that the actions herein authorized are in furtherance of the purposes of the Authority;

Now, therefore, the Board hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his/her designee is hereby authorized to do the following:

Negotiate, review, approve and execute the MOU and any and all documents the President and Chief Executive Officer of the Authority shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the President and Chief Executive Officer of the Authority shall be conclusively evidenced by his/her execution and delivery thereof; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the President and Chief Executive Officer of the Authority and/or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the designee of the President and Chief Executive Officer of the Authority, is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the designee of the President and Chief Executive Officer of the Authority shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the

President and Chief Executive Officer of the Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

These resolutions shall be in full force and effect from and upon their adoption.

*[Remainder of page intentionally left blank for signature]*

PASSED this 12th day of October 2023.

Approved by  
*John Bible*  
Chairman of the Board of Directors

10/13/2023

---

CHAIR

ATTEST:

Approved by  
*Milet Hopping* 10/12/2023  
Secretary

---

Secretary



## Certificate of Completion

### Document Information

Document Number: e83f6738-fa93-4964-a7f7-67a5191d6071

Document Name: 14. Res No 3879 WHA - Shady Acres Cottages - Resolution (Approve MOU)

Date Created: 10/12/2023 3:34:38 PM CDT

Date Modified: 10/13/2023 12:29:38 PM CDT

Document Owner: Jonathan Young

Signatures: 2

### Signatures/Initials

John Bible

Signed: 10/13/2023 12:29:38 PM CDT

IP Address: 71.42.183.6

Email Address: John@centexchamber.com

MRI Secure Sign Signature by:

*John Bible*

bf8fae4f-168e-40d5-9a70-592833f7cec8

Milet Hopping

Signed: 10/12/2023 3:39:15 PM CDT

IP Address: 72.48.132.218

Email Address: mileth@wacopha.org

MRI Secure Sign Signature by:

*Milet Hopping*

019e4154-8b10-4cca-9ad6-d1c2144222c3

**Synopsis of the Minutes**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**4400 Cobbs Drive**  
**Waco, Texas**  
**September 14, 2023**  
**12:00 Noon**

- I. Chair Melli Wickliff called the meeting to order at 12:06 p.m.
- II. Establishment of Quorum  
Commissioner's present: Melli Wickliff, Jon Ramos, LaTonya Lewis, Brad Kinkeade  
  
Commissioners absent: John Bible
- 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 August 2023 Board Meeting. Commissioner Jon Ramos made the motion and Commissioner Brad Kinkeade seconded the motion. Board Chair Melli Wickliff 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 March 2024.  
President/CEO and Art Schultz updated the board on the progress for Melody Grove (Estella Maxey) RAD Development.  
President CEO provided an update to the board regarding Trendwood and they are still on track with renovations.
- VI. New Business
  - **RESOLUTION NO. 3875 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO WRITE OFF \$154,938.91 FROM THE PUBLIC HOUSING BUDGET. THESE AMOUNTS ARE FOR DELINQUENT ACCOUNTS FOR KATE ROSS AND ESTELLA MAXEY DEVELOPMENTS.**  
The President/CEO explained to the board that this resolution is regarding the write offs for our public housing sites. Chair Melli Wickliff asked for a motion to approve Resolution No. 3875. Commissioner Jon Ramos 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. 3875  
A copy of this resolution may be found in the resolution file.
  - **RESOLUTION 3876 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE LOW RENT PUBLIC HOUSING BUDGET FOR KATE ROSS, ESTELLA MAXEY, AND THE OPERATING BUDGET FOR CENTRAL COST CENTER FOR THE FISCAL YEAR OCTOBER 1, 2023, TO SEPTEMBER 30, 2024.**  
The President/CEO explained to the board that this resolution is regarding the 2024 WHA Budget and the VP of Finance reviewed the details of the budget. Chair Melli Wickliff asked for a motion to approve Resolution No. 3876. Commissioner Jon Ramos 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. 3876  
A copy of this resolution may be found in the resolution file.

- RESOLUTION 3877 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ACCEPT THE PROPOSAL FOR REAL ESTATE DEVELOPER FROM MCCORMACK, BARON, SALAZAR.

The President/CEO explained to the board that this resolution is regarding the acceptance of the proposal for the developer who will be completing the Gurley Lane Project. Chair Melli Wickliff asked for a motion to approve Resolution No. 3877. Commissioner Jon Ramos 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. 3877

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

- Strategic Plan Goals

IX. Adjournment

Chair, Melli Wickliff, adjourned the meeting at 2:07 p.m.

 10/12/2023  
Secretary

 10/13/2023  
Chair of the Board

Seal



REAL ESTATE SOFTWARE

## Certificate of Completion

### Document Information

Document Number: ebdef285-51e3-4609-bb68-aadcce64650a

Document Name: 02. WHA Minutes 09.14.23

Date Created: 10/12/2023 3:34:39 PM CDT

Date Modified: 10/13/2023 12:29:38 PM CDT

Document Owner: Jonathan Young

Signatures: 2

### Signatures/Initials

John Bible

Signed: 10/13/2023 12:29:38 PM CDT

IP Address: 71.42.183.6

Email Address: John@centexchamber.com

MRI Secure Sign Signature by:

*John Bible*

abaca0d6-5b7c-4c4d-8468-66c205c1bc41

Milet Hopping

Signed: 10/12/2023 3:39:15 PM CDT

IP Address: 72.48.132.218

Email Address: mileth@wacopha.org

MRI Secure Sign Signature by:

*Milet Hopping*

d6b51e13-9d71-43bc-90e0-77feadc7383d