

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
4400 Cobbs Drive
HYBRID MEETING
January 10, 2022
12:00 Noon

Chair Malcolm Duncan Jr. called the meeting to order at 12:00 p.m.

- I. Establishment of Quorum
Commissioner's present: Malcolm Duncan Jr., Melli Wickliff, Jon Ramos, Shirley Langston, Connie Mack
Commissioners absent:
- II. Hearing from Visitors
 - Recognition of Officials
- III. Approval of Minutes
Chair Malcolm Duncan Jr. asked for a motion to approve the minutes of the November 2021 Board Meeting. Commissioner Melli Wickliff made the motion and Commissioner Jon Ramos seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.
- IV. Updates
President/CEO updated the board on the process for Estella Maxey RAD Development. We are currently working on proposals for the developer.
President CEO updated the board on Trendwood and that we are still working on submitting paperwork in partnership with Steele Properties to HUD and TDHCA
President/CEO Milet Hopping reviewed the final CARES ACT FUNDING with the board and advised that we officially done with CARES ACT.
President/CEO Milet Hopping discussed with the board the eviction moratorium and that this has ended.
- V. Discussion Items
South Terrace General Contractor J4 relationship and communication – Brinshore provided a report and it was reviewed
Palladium – Palladium presented to the board the new development they are building in Waco. WHA will be a partner in the deal.
- VI. New Business
RESOLUTION NO. 3843 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ACCEPT THE PROPOSAL FOR DEVELOPER SERVICES FROM INTEGRAND
Milet Hopping reviewed the RFP with the board. Chair Malcolm Duncan asked for a motion to approve Resolution No. 3843. Commissioner Jon Ramos made the motion and Commissioner Melli Wickliff seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.

Resolution No. 3843
A copy of this resolution may be found in the resolution file.
- VII. Reports
 - Administrative Services**
Everything for Admin was usual business.
 - Information Technology**
Every for 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 1145 applicants on the WHA Public Housing Waiting list.

MAINTENANCE

The Maintenance Department continues to work on make readies.

SECTION 8 - Milet Hopping

The Section 8 department currently is leasing 2584 vouchers and has 3359 total applicants on the combined waiting lists. There are 56 veterans in the VASH program.

COMMUNITY SERVICES - Milet Hopping

Our Community Services Department was working to get vaccination clinics for residents and tenants.

FINANCE – Vice President Edwina Viera

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

VIII. Consideration of Future Agenda Items

IX. Adjournment

Chair Malcolm Duncan Jr. adjourned the meeting at 1:00 p.m.

Approved by
Milet Hopping 2/14/2022
Secretary

Approved by
Malcolm Duncan 2/14/2022
Chair of the Board

Seal



REAL ESTATE SOFTWARE

Certificate of Completion

Document Information

Document Number: 50e14d96-561c-44de-81b1-77dec58e239e

Document Name: 02. WHA Minutes 1.10.22

Date Created: 2/14/2022 12:51:32 PM CDT

Date Modified: 2/14/2022 1:19:35 PM CDT

Document Owner: Jonathan Young

Signatures: 2

Signatures/Initials

Malcolm Duncan

Signed: 2/14/2022 1:19:35 PM CDT

IP Address: 24.155.214.30

Email Address: speedymack@gmail.com

MRI Secure Sign Signature by:

Malcolm Duncan

acd9b3f4-5e60-4561-9102-78060095ed58

Milet Hopping

Signed: 2/14/2022 1:15:41 PM CDT

IP Address: 72.48.132.218

Email Address: mileth@wacopha.org

MRI Secure Sign Signature by:

Milet Hopping

f63a3b8f-5b4e-4671-8e70-3e550b8104a9

RESOLUTION NO. 3844

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES TO APPROVE A PARTNERSHIP WITH PALLADIUM USA INTERNATIONAL, INC FOR WACO SOUTH NEW ROAD DEVELOPMENT BASED ON ACCEPTABLE CONTRACT TERMS NEGOTIATED BY THE PRESIDENT/CEO.

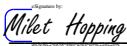
WHEREAS, WHA President/CEO will negotiate contract terms with PALLADIUM USA INTERNATIONAL, INC to create a partnership for WACO SOUTH NEW ROAD DEVELOPMENT with Waco Housing Authority & Affiliates President/CEO, and


WHEREAS, Waco Housing Authority & Affiliates retains the right to cancel any such agreement at any time before the execution of the contract documents, and

WHEREAS, it is the recommendation of the President/CEO that the Board approve the partnership with PALLADIUM USA INTERNATIONAL, INC for WACO SOUTH NEW ROAD DEVELOPMENT, 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 PALLADIUM USA INTERNATIONAL, INC is hereby approved and accepted as the partner of Waco Housing Authority & Affiliates and Waco Housing Authority & Affiliates retains the right to cancel any such award at any time before the execution of the contract documents and the President/CEO is authorized to execute the contract and serve as the Contracting Officer for the contract on behalf of Waco Housing Authority & Affiliates and the above resolution was adopted by the BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES on this the 14th day of February 2022.

 2/14/2022
Secretary

 2/14/2022
Chairperson of the Board

(SEAL)



Certificate of Completion

Document Information

Document Number: e2017f07-62e5-425e-8633-d7849ad0163b

Document Name: 13b. WHA Resolution No. 3844

Date Created: 2/14/2022 12:51:32 PM CDT

Date Modified: 2/14/2022 1:19:35 PM CDT

Document Owner: Jonathan Young

Signatures: 2

Signatures/Initials

Malcolm Duncan

Signed: 2/14/2022 1:19:35 PM CDT

IP Address: 24.155.214.30

Email Address: speedymack@gmail.com

MRI Secure Sign Signature by:

Malcolm Duncan

93eaaa82-e4ff-4532-a8bc-7ac043c69fd2

Milet Hopping

Signed: 2/14/2022 1:15:41 PM CDT

IP Address: 72.48.132.218

Email Address: mileth@wacopha.org

MRI Secure Sign Signature by:

Milet Hopping

d45e8fc2-e838-48f0-a3eb-d94c22622b9f