

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
4400 Cobbs Drive
HYBRID MEETING
February 14, 2022
12:00 Noon

Chair Malcolm Duncan Jr. called the meeting to order at 12:07 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 January 2022 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 and introduced our new developer Integrand.
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 gave an update to the strategic plan and informed Malcolm that our consultant would be reaching out to him for a formal letter.
President/CEO Milet Hopping informed the board that 3 new commissioners will begin their term 2/24/22.
- V. Discussion Items
South Terrace General Contractor J4 relationship and communication – Brinshore provided a report, and it was reviewed
- VI. New Business
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.
Milet Hopping advised the board that contract terms will be negotiated, and a formal resolution would be reviewed with the board once an agreement has been made. Chair Malcolm Duncan asked for a motion to approve Resolution No. 3844. 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. 3844
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 12:48 p.m.


SECRETARY

3/18/2022

Secretary


CHAIR

3/17/2022

Chair of the Board

Seal



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Jon Ramos

Signed: 3/17/2022 8:46:31 PM CDT

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a509eb2a-bf65-4d2e-bb1c-ee973630276a

Milet Hopping

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Milet Hopping

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RESOLUTION NO. 3845

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH CHUY'S TREE SERVICE OF LORENA, TEXAS IN THE AMOUNT OF \$108,300.00 FOR TREE TRIMMING AND REMOVAL AT ESTELLA MAXEY AND KATE ROSS APARTMENTS.

WHEREAS, the Modernization Department solicited bids in accordance with procurement guidelines from qualified service providers by placing an advertisement in newspapers on January 30 and February 6, 2022, and

WHEREAS, in addition to the advertisement, twenty-six (26) tree trimming, and landscaping contractors were notified by email, and

WHEREAS, RISING IMAGES, INC. received one (1) compliant bid and one (1) no bid, and

WHEREAS, it was determined that Chuy's Tree Service of Lorena, Texas, submitted the lowest most responsive qualified bid, and

WHEREAS, it is the recommendation of the President/CEO that the bid for tree trimming and removal, be awarded to Chuy's Tree Service in the amount of \$108,300.00, and

WHEREAS, Change Orders to the original contract amount stated above may not exceed limits set by Local Government Code Chapter 271.060, 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 AND AFFILIATES. on this the 14TH day of March 2022.

 3/18/2022

Secretary

 3/17/2022

Chairperson of the Board

(SEAL)



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Milet Hopping

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