

WACO HOUSING OPPORTUNITIES CORPORATION

RESOLUTION NO. 063

A RESOLUTION BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION (“CORPORATION”) AUTHORIZING CORPORATION TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION, THAT IS NECESSARY OR DESIRABLE TO:

- 1. FACILITATE THE DEVELOPMENT OF PAIGE ESTATES LOCATED IN WACO, TEXAS (“THE PROJECT”);**
- 2. CAUSE PAIGE ESTATES, L.P. (THE “PARTNERSHIP”) TO ENTER INTO ADDITIONAL DEVELOPMENT FINANCING FOR THE PROJECT;**
- 3. CAUSE THE PARTNERSHIP TO PARTICIPATE IN AND APPROVE THE USE OF PROJECT-BASED VOUCHERS FOR THE PROJECT; AND**
- 4. CAUSE THE CORPORATION AND/OR THE CORPORATION’S WHOLLY OWNED, SUBSIDIARY TEXAS LIMITED LIABILITY COMPANY, WHA PAIGE ESTATES GP, LLC (THE “GENERAL PARTNER”) AND/OR THE PARTNERSHIP TO EXECUTE ANY SUCH FURTHER DOCUMENTATION AS NECESSARY AND/OR DESIRABLE TO ALLOW THE CONSUMMATION OF THE TRANSACTIONS AS MORE FULLY DESCRIBED HEREIN.**

Whereas, the Corporation is the sole member of the General Partner;

Whereas, the General Partner is the general partner of the Partnership;

Whereas, the City of Waco, Texas (the “City”) is the recipient of funds (the “ARPA Funds”) from the United States Department of Treasury, under a Coronavirus State and Local Fiscal Recovery Fund;

Whereas, the City desires to loan the ARPA Funds it has been awarded to the Partnership by a direct loan from the City to the Partnership to help finance the acquisition, development, construction and equipping of the Project;

Whereas, to assist with the financing of the Project, the Partnership desires to enter into certain loan agreements and related documents with the City in an anticipated principal amount of \$550,000, or other such amount approved by the City and the Partnership (the “ARPA Loan”), including but not limited to loan agreements, promissory notes, leasehold mortgage, notices, certifications, assignments, and other documents, all upon terms and conditions as the Partnership deems reasonable (collectively, the “ARPA Loan Documents”);

Whereas, the Corporation desires to participate in administration of project-Based Vouchers (“PBVs”) at the Project; and

Whereas, the Corporation shall cause the Partnership to enter into a Section 8 Project-Based Voucher Program PBV Agreement to Enter Into Housing Assistance Payment Contract, Section 8 Project-Based Voucher Program PBV Housing Assistance Payment Contract, and related documents to be entered into by the Partnership with the Housing Authority of the City of Waco, Texas (the “**Housing Authority**”), including but not limited to certifications, assignments, and such other documents, all upon such terms and conditions as the Housing Authority and the Partnership deem reasonably necessary (the “**PBV Documents**”) for PBVs to be located at the Project;

Now, be it resolved, that all of the documents, instruments, or other writing executed by the Corporation (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to (i) the ARPA Documents, (ii) the PBV Documents, and (iii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Transaction Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof; and it is further,

Resolved, that the Corporation (both individually and in a representative capacity as identified in these resolutions), review, execute and approve all other documents necessary to effectuate the foregoing transactions, all on such terms and containing such provisions as the Executing Officer shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his/her execution and delivery thereof; and it is further

Resolved, that the authorization of the Corporation, Partnership and/or General Partner to enter into the Transaction Documents and that execution and delivery in the name and on behalf of the Corporation and/or General Partner and/or the Partnership, by any of the officers of the Corporation of the Transaction Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

Resolved, that any officer of the Corporation (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of the Corporation and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Transaction Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any

and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

Resolved, that action by any of the officers of the Corporation, and any person or persons designated and authorized so to act by any such officer, to do and perform, or cause to be done and performed, in the name and on behalf of the Corporation and/or General Partner and/or the Partnership, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of the Corporation and/or General Partner and/or the Partnership, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified and confirmed; and it is further

Resolved, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit the Corporation and it is further

Resolved, that the Partnership be promptly notified in writing by the Secretary or any other officer of the Corporation or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[No further text on this page]

PASSED this 24th day of June 2025.

I. Melli Wickliff, JD 6/24/2025

MELLI WICKLIFF, CHAIR

ATTEST:

Milet Hopping 6/24/2025

MILET HOPPING, SECRETARY

Synopsis of the Minutes
WACO HOUSING OPPORTUNITIES CORPORATION
Board Room
4400 Cobbs Dr.
Waco, Texas
April 10, 2025
12:00 Noon

- I. Call to Order
President Melli Wickliff called the meeting to order at 12:15 pm.
- II. Establishment of Quorum
Directors present: Melli Wickliff, John Bible, Latonya Lewis, Hazel Rowe
Directors absent: Brad Kinkeade
- III. Approval of Minutes
Minutes were approved as presented.
- IV. New Business
- RESOLUTION 062 A RESOLUTION BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION (“CORPORATION”) AUTHORIZING CORPORATION TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION, THAT IS NECESSARY OR DESIRABLE TO:
 1. FACILITATE THE ACQUISITION, DEVELOPMENT FINANCING, AND OPERATION OF THE PAIGE ESTATES APARTMENTS PROJECT, WHICH CONSIST OF AFFORDABLE HOUSING UNITS AND ASSOCIATED AMENITIES CONSTRUCTED ON LAND TO BE GROUND-LEASED FROM WACO HOUSING AUTHORITY TO PAIGE ESTATES, L.P., A TEXAS LIMITED PARTNERSHIP (THE “PARTNERSHIP”);
 2. CAUSE THE CORPORATION’S WHOLLY OWNED, SUBSIDIARY TEXAS LIMITED LIABILITY COMPANY, WHA PAIGE ESTATES GP, LLC (THE “GENERAL PARTNER”) TO EXECUTE AN AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP OF THE PARTNERSHIP AND OTHER RELATED DOCUMENTS ADMITTING MCI PAIGE ESTATES, LLC, AN INDIANA LIMITED LIABILITY COMPANY OR ITS AFFILIATE (“INVESTOR”), AS A LIMITED PARTNER OF THE PARTNERSHIP, WHICH PROVIDE THE TERMS AND CONDITIONS UNDER WHICH THE PARTNERSHIP WILL CONDUCT ITS BUSINESS, INCLUDING BUT NOT LIMITED TO THE, ACQUISITION, DEVELOPMENT FINANCING, AND OPERATION OF THE PROJECT;
 3. CAUSE THE PARTNERSHIP TO ENTER INTO DEVELOPMENT FINANCING FOR THE PROJECT; AND
 4. CAUSE THE CORPORATION AND/OR THE GENERAL PARTNER AND/OR THE PARTNERSHIP TO EXECUTE ANY SUCH FURTHER DOCUMENTATION AS NECESSARY AND/OR DESIRABLE TO ALLOW THE CONSUMMATION OF THE TRANSACTIONS AS MORE FULLY DESCRIBED HEREIN.

Resolution No. 062

A copy of this approved resolution may be found in the resolution file.
- V. Adjournment
President Melli Wickliff adjourned the meeting at 12:20 pm.

Milet Hopping **6/24/2025**

Secretary

I. Melli Wickliff, JD **6/24/2025**

President of the Board

Seal

HOUSING AUTHORITY OF THE CITY OF WACO, TEXAS

RESOLUTION NO. 3912

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF WACO TO TAKE THE FOLLOWING ACTIONS WITH REGARD TO (I) THE PARTICIPATION AND APPROVAL OF A PROJECT-BASED VOUCHERS FOR THE PAIGE ESTATES APARTMENTS PROJECT (THE “PROJECT”); AND (II) APPROVING SUCH OTHER ACTION NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the Housing Authority of the City of Waco, Texas (the “Housing Authority”) desires that certain of the units in the Project be project-based voucher units under the HUD Section 8 Project-Based Voucher program (“PBV Units”) and in connection therewith, the Housing Authority desires to enter into a Section 8 Project-Based Voucher Program PBV Agreement to Enter Into Housing Assistance Payment Contract, Section 8 Project-Based Voucher Program PBV Housing Assistance Payment Contract, and related documents to be entered into by the Housing Authority, including but not limited to certifications, assignments and such other documents, all upon such terms and conditions as the Housing Authority deems reasonably necessary (the “PBV Documents”);

NOW THEREFORE BE IT RESOLVED, in connection with the development, construction, and equipping of the Project, the Housing Authority hereby adopts the following resolutions:

BE IT FURTHER RESOLVED, that the Executive Director of the Housing Authority be and hereby is severally authorized and directed for and on behalf, and as the act and deed of the Housing Authority, to execute and deliver all documents, instruments, certificates and other writings of every nature whatsoever necessary or desirable to consummate the transactions described herein, including but not limited to the PBV Documents, and to take such other action in the consummation of the transactions herein contemplated as such officer shall deem to be necessary or desirable, without the necessity of attestation by a secretary or any other officer of the Housing Authority and with or without a seal of the Housing Authority and any and all acts heretofore taken by the Executive Director of the Housing Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Housing Authority; and

BE IT FURTHER RESOLVED, that the Housing Authority be, and it hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as in its opinion, or in the opinion of counsel to the Authority, may be necessary, convenient, or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions; and

BE IT FURTHER RESOLVED, that third parties shall be entitled to rely on the foregoing resolutions as being in full force and effect until notified otherwise in writing by a duly authorized officer of the Housing Authority.

PASSED this 24th day of June 2025.

I. Melli Wickliff, JD 6/24/2025

MELLI WICKLIFF, CHAIR

ATTEST:

Milet Hopping 6/24/2025

MILET HOPPING, SECRETARY

HOUSING AUTHORITY OF THE CITY OF WACO, TEXAS

RESOLUTION NO. 3911

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF WACO TO TAKE THE FOLLOWING ACTIONS WITH REGARD TO (I) APPROVING AN AMENDMENT TO THE 2024-2028 5-YEAR PHA PLAN AND AUTHORIZING THE SUBMISSION OF SUCH AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”); AND (II) APPROVING SUCH OTHER ACTION NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the Commissioners of the Housing Authority of the City of Waco, Texas (the “Housing Authority”), has established an annual planning process for implementation of activities to meet its goals and objectives; and

WHEREAS, the results of this process are memorialized in an Annual and 5-Year PHA Plan; and

WHEREAS, the Housing Authority has prepared Amendment #1 to the 2024-2028 5-Year PHA Plan in accordance with statutory and regulatory requirements; and

WHEREAS, the proposed Amendment includes a statement indicating the Housing Authority plans to project-base up to 25 percent of its Section 8 Housing Choice Voucher allocation to encourage development of affordable housing, which efforts may include the noncompetitive award of PBV’s at certain developments located in the City of Waco, Texas; and

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Housing Authority of the City of Waco, Texas, that the Board of Commissioners approves Amendment #1 to the 2024-2028 5-Year PHA Plan and authorizes submission of the Amendment to the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED, that the Board of Commissioners’ Chair and Executive Director are authorized to execute documents and provide certifications and submit the same in connection with such Amendment to HUD for approval; and

BE IT FURTHER RESOLVED, that the Executive Director of the Housing Authority be and hereby is severally authorized and directed for and on behalf, and as the act and deed of the Housing Authority, to execute and deliver all documents, instruments, certificates and other writings of every nature whatsoever necessary or desirable to consummate the transactions described herein and to take such other action in the consummation of the transactions herein contemplated as such officer shall deem to be necessary or desirable, without the necessity of attestation by a secretary or any other officer of the Housing Authority and with or without a seal of the Housing Authority and any and all acts heretofore taken by the Executive Director of the Housing Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Housing Authority; and

BE IT FURTHER RESOLVED, that the Housing Authority be, and it hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as

in its opinion, or in the opinion of counsel to the Authority, may be necessary, convenient, or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions; and

BE IT FURTHER RESOLVED, that third parties shall be entitled to rely on the foregoing resolutions as being in full force and effect until notified otherwise in writing by a duly authorized officer of the Housing Authority.

[No further text on this page]

PASSED this 24th day of June 2025.

I. Melli Wickliff, JD 6/24/2025

MELLI WICKLIFF, CHAIR

ATTEST:

Milet Hopping 6/24/2025

MILET HOPPING, SECRETARY

RESOLUTION NO. 3910

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE UPDATED PERSONNEL HANDBOOK
PROVIDED BY THE NELROD COMPANY.

- WHEREAS, the Waco Housing Authority & Affiliates (“the Authority”) recognizes the need for a comprehensive and up-to-date personnel policy that reflects current employment practices, aligns with applicable federal and state laws, and adheres to U.S. Department of Housing and Urban Development (HUD) regulations;
- WHEREAS, the Authority has worked with The Nelrod Company, a nationally recognized provider of housing authority consulting and compliance services, to develop a revised Personnel Policy;
- WHEREAS, the updated Personnel Policy incorporates the best practices in human resources management and ensures compliance with HUD requirements and guidance;
- WHEREAS, this resolution was considered at a regular meeting open to the public as required by law notifying 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 approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 24th day of June 2025.

Milet Hopping 6/24/2025
Secretary

I. Melli Wickliff, JD 6/24/2025
Chairperson of the Board

(SEAL)

RESOLUTION NO. 3909

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE PRESIDENT/CEO TO EXECUTE A
CONTRACT WITH RESPONDIT AI FOR AI-POWERED COMMUNICATION SERVICES

WHEREAS, the Waco Housing Authority & Affiliates (the “Authority”) is committed to enhancing communication and operational efficiency in the administration of its housing programs;

WHEREAS, RespondIt AI (RAI) provides an AI-powered, multi-channel contact system including voice, SMS, email, and maintenance agents designed to streamline tenant communication and support for public housing authorities;

WHEREAS, RespondIt AI offers an early adopter pricing model that includes current and future modules at a locked-in rate of \$2.00 per unit per month, resulting in a total annual cost of \$98,400 per year plus onboarding costs, and authorization to adopt future AI modules developed under the early adopter program at no additional cost for two years;

WHEREAS, the Authority has reviewed the RespondIt AI Products & Services Agreement and determined that entering into this agreement aligns with its strategic goals to modernize operations and improve service to residents and landlords;

WHEREAS, the Waco Housing Authority & Affiliates hereby authorizes the use of the Columbus Metropolitan Housing Authority’s competitively procured Request for Proposals No. 2025-005 for Advanced Interactive Voice Response (IVR) services, awarded to RespondAI. This action is permitted under HUD and local procurement regulations through cooperative purchasing or piggybacking, as the original solicitation included a cooperative use clause and was procured in compliance with 2 CFR Part 200.318–326.

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law notifying 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 approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 24th day of June 2025.

Milet Hopping

6/24/2025

Secretary

I. Melli Wickliff, JD 6/24/2025

Chairperson of the Board

(SEAL)

RESOLUTION NO. 3908

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.

- WHEREAS, the Waco Housing Authority & Affiliates prepares an Annual Report to inform the City Council of the City of Waco regarding the Authority's programs, operations, financial performance, and service to residents throughout the previous fiscal year; and
- WHEREAS, the Annual Report provides transparency and accountability in alignment with the Authority's mission to provide quality affordable housing and supportive services to the residents of Waco; and
- WHEREAS, the Board of Commissioners has reviewed the Annual Report and finds that it accurately reflects the Authority's activities, accomplishments, and financial position; and
- WHEREAS, this resolution was considered at a regular meeting open to the public as required by law notifying 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 approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 24th day of June 2025.

Milet Hopping 6/24/2025
Secretary

I. Melli Wickliff, JD 6/24/2025
Chairperson of the Board

(SEAL)

RESOLUTION NO. 3907

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE 2025 ANNUAL PLAN FOR
SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

WHEREAS, the Waco Housing Authority & Affiliates (the “Authority”) is required to submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 5A of the United States Housing Act of 1937, as amended, and implementing regulations at 24 CFR Part 903; and

WHEREAS, the 2025 Annual Plan outlines the Authority’s mission, goals, objectives, and policies for serving the needs of low-income and very low-income families in its jurisdiction during the fiscal year; and

WHEREAS, the Authority has ensured the Annual Plan was developed in consultation with the Resident Advisory Board (RAB) and that a public hearing was duly held after providing the required 45-day public notice and opportunity for public comment, in accordance with HUD regulations; and

WHEREAS, the Board of Commissioners has reviewed the contents of the proposed 2025 Annual Plan and finds it to be in compliance with HUD’s requirements and consistent with the Authority’s mission and goals.

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 that the Board of Commissioners of the Waco Housing Authority & Affiliates hereby approves the 2025 Annual Plan and authorizes its submission to the U.S. Department of Housing and Urban Development on this 24th day of June 2025, by the Board of Commissioners of the Waco Housing Authority & Affiliates.

Milet Hopping
Secretary

6/24/2025

I. Melli Wickliff, JD 6/24/2025
Chairperson of the Board

(SEAL)

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
Waco Housing Authority
Board Room
Waco, Texas
May 8, 2025
12:00 Noon

- I. Chair Melli Wickliff called the meeting to order at 12:03 pm.
- II. Establishment of Quorum
Commissioner's present: Melli Wickliff, Hazel Rowe, 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 March Board Meeting minutes. Commissioner Latonya Lewis made the motion and Commissioner John Bible seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- V. Election of New Vice Chair
The Board of Commissioners proceeded with the election of a new Vice Chair. Nominations were opened, and Commissioner John Bible was nominated for the position. There being no other nominations, a motion was made and seconded to close nominations and elect John Bible as Vice Chair. The motion carried unanimously.
- VI. Updates
 - **South Terrace:** President/CEO provided an update over south terrace, we continue to work on getting the units leased collaboratively with Allied Orion.
 - **Melody Grove** – An update was provided on the Melody Grove developments. Melody Grove I successfully completed its financial closing on January 14, 2025, and demolition and construction activities are now underway. The project is targeting placed-in-service status by December 2025, with full completion expected in 2026. For Melody Grove II, the project received a \$2 million AHP award in 2024, and a 9% Low-Income Housing Tax Credit application was submitted in February 2025. Preliminary scoring results for the application are promising, and staff remain optimistic about a favorable outcome.
 - **Gurley Lane** - An update was provided on the Gurley Lane site. Arrangements were made for a group including representatives from Waco Housing Authority (WHA), the City of Waco, and MBS to tour a completed modular housing development by Z-Modular in Marble Falls on May 7. In addition, plans are underway for the group to visit the Z-Modular manufacturing facility in Killeen later in the month to observe their design, fabrication, and installation processes firsthand.
 - **CNI Grant** - Regarding the Kate Ross Choice Neighborhoods Initiative (CNI), it was reported that MBS has received comments on the draft, which are currently under review.
 - **Security Reports** – security reports were reviewed.
- VII. New Business
 - **RESOLUTION NO. 3906 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH MITCHELL COMMERCIAL PAINTING FOR REPAIR AND REBUILD OF 3 UNITS MOLD REMEDIATION AT KATE ROSS COMPLEX.**

The Board of Commissioners of Waco Housing Authority & Affiliates considered Resolution No. 3906, authorizing the President/CEO of Waco Housing Authority & Affiliates to enter a contract with Mitchell Commercial Painting for the repair, rebuild, and mold remediation of three units at the Kate Ross complex. Staff presented the scope of the project, highlighting the need for mold remediation and unit restoration to ensure safe and habitable living conditions. Mitchell Commercial Painting was identified through a competitive procurement process as the most responsive and responsible bidder. A motion was made and seconded to approve the resolution. The motion passed unanimously.
Resolution No. 3906
A copy of this approved resolution may be found in the resolution file.
- VIII. Reports
 - Administrative Services- Rebecca Ellis**
Everything for the Admin Dept. was usual business.
 - Information Technology – Jonathan Young**
Everything for the I.T. was usual business.
 - OPERATIONS – Janie Lovell**
Rising Images

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

MOD – Vice President Gloria Dancer

Everything for MOD was usual business.

PUBLIC HOUSING- Janie Lovell

There are **3,022** applicants on the WHA Public Housing Waiting list.

MAINTENANCE

The Maintenance Department continues to work on make readies.

SECTION 8 – LaTanya Rector

The Section 8 department currently is leasing 2443 vouchers and has 606 total applicants on the combined waiting lists. There are 59 veterans in the VASH program.

COMMUNITY SERVICES – Melissa Johnson

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.

IX. Consideration of Future Agenda Items

- Make sure the names of staff attending training are listed on the report.

X. Adjournment

Chair, Melli Wickliff, adjourned the meeting at 2:10 p.m.

Milet Hopping 6/24/2025
Secretary

I. Melli Wickliff, JD 6/24/2025
Chair of the Board

Seal