

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
Waco Housing Authority
South Terrace Youth Center
Waco, Texas
May 14, 2026
12:00 P.M.

- I. Chair Melli Wickliff called the meeting to order at 12:05 pm.
- II. Establishment of Quorum
Commissioner's present: Melli Wickliff, John Bible, Hazel Rowe, Brad Kinkeade, Shanquavia Davis
Commissioners absent:
- III. Hearing from Visitors
 - Introduction of New Resident Commissioner – Ms. Davis
 - Recognition of Officials
- IV. Approval of Minutes
Chair Melli Wickliff asked for a motion to approve the minutes of the April Board Meeting.
Commissioner Hazel Rowe made the motion and Commissioner John Bible seconded the motion.
Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- V. Updates
 - HUD SEMAP Review - The Board received an update regarding the HUD SEMAP review. Staff reviewed the status of the SEMAP findings and discussed steps being taken to address compliance items and improve program performance.
 - South Terrace Resident Meeting - The Board received an update regarding the South Terrace resident meeting. Staff discussed resident concerns, items shared during the meeting, and follow-up efforts related to resident communication and property management concerns.
 - Melody Grove - The Board received an update on Melody Grove. Staff reported that the project continues to progress, with ongoing coordination related to construction timelines, development milestones, and project advancement.
 - Gurley Lane - The Board received an update on Gurley Lane. Staff reported that development planning remains underway.
 - Paige Estates - The Board received an update on Paige Estates. Staff reported continued progress toward development milestones and ongoing preparation activities necessary to support advancement of the project.
 - Devonshire Station - The Board received an update on Devonshire Station. Staff reported continued planning and coordination related to development structure, financing, and preparation for future funding opportunities.

VI. New Business

- **Resolution No. 3923** - The Board considered Resolution No. 3923 authorizing such actions necessary or convenient to sell to Michael Ballerino the project known as Kate Ross Annex, situated in the City of Waco, McLennan County, Texas, and such other actions necessary or convenient to carry out the resolution. Commissioner John Bible made the motion and Commissioner Brad Kinkeade seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- **Resolution No. 3924** - The Board considered Resolution No. 3924 authorizing the Authority to work cooperatively with Surge Investment Group and/or their affiliates in connection with a development to be constructed at approximately 7002 China Spring, Waco, Texas 76708, including negotiation and execution of a memorandum of understanding and such other actions necessary or convenient to carry out the resolution. Commissioner Hazel Rowe made the motion and Commissioner Brad Kinkeade seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- **Resolution No. 3925** - The Board considered Resolution No. 3925 authorizing actions regarding participation and approval of project-based vouchers for the Asteri Waco project and approving such other actions necessary or convenient to carry out the resolution. Commissioner Brad Kinkeade made the motion and Commissioner John Bible seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- **Resolution No. 3926** - The Board considered Resolution No. 3926 authorizing the Authority to work cooperatively with Surge Investment Group and/or their affiliates in connection with a development to be constructed at approximately 4600 South Fork Ranch Road, Waco, Texas 76705, including negotiation and execution of a memorandum of understanding and such other actions necessary or convenient to carry out the resolution. Commissioner Brad Kinkeade made the motion and Commissioner Hazel Rowe seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.

VII. Reports

Administrative Services- Vice President Rebecca Ellis

Everything for the Admin Dept. was usual business. An update was given to the board on the new AI phone system and the recent survey results which concluded 68% of clients said the new phone system was better than the previous phone system.

Information Technology – Jonathan Young

Everything for the I.T. was usual business.

OPERATIONS – Director 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- Director Janie Lovell

There are **7,226** applicants on the WHA Public Housing Waiting list.

MAINTENANCE – Director James Shirley

The Maintenance Department continues to work on make readies.

SECTION 8 – Director Dion Roberts

The Section 8 department currently leases 2,646 vouchers and has 3,450 total applicants on the combined waiting lists. There are 66 veterans in the VASH program.

COMMUNITY SERVICES – Director 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.

VIII. Consideration of Future Agenda Items

- Monthly board updates regarding SEMAP
- Follow up on South Terrace Resident meeting at next board meeting
- Review of value and effectiveness of unit alarms at Melody Grove

IX. Adjournment

Chair Melli Wickliff adjourned the meeting at 2:22 p.m.

MRI Secure Sign Signature by:
Milet Hopping 6/11/2026
d21038dc-011d-4903-94b2-9060f0671226
Secretary

MRI Secure Sign Signature by:
Melli Wickliff JD 6/15/2026
7db5327c-8b50-40c7-b2e7-4a8a06fc3a36
Chair of the Board

(Seal)



Certificate of completion

Document information

Document number: 7928ca34-d11f-4a1b-ad0d-396f04d5c22d

Document name: 02. WHA Minutes 05.14.26

Date created: 6/11/2026 2:14:10 PM CDT

Date Modified: 6/15/2026 2:47:27 PM CDT

Document owner: Jonathan Young

Signatures: 2

Signatures/Initials

Milet Hopping

Signed: 6/11/2026 3:13:40 PM CDT

IP address: 72.48.132.34, 172.69.205.141

Email address: mileth@wacopha.org

MRI Secure Sign Signature by:

Milet Hopping

d21038dc-01fd-4903-94b2-9060f0671226

I. Melli Wickliff

Signed: 6/15/2026 2:47:27 PM CDT

IP address: 2600:100c:b07c:64f7:3c9d:2f45:9703:7642, 172.69.65

Email address: melli.wickliff@gmail.com

MRI Secure Sign Signature by:

I. Melli Wickliff

7db5321c-8b50-40c7-bee7-4a8a06fc3a36