

State of Texas  
County of Tarrant  
City of Grapevine

The Board of Commissioners of the Grapevine Housing Authority met in Workshop and in Regular Session on this the 24th day of September 2015 in the Conference Room of Grapevine Housing Authority, with the following members present to wit:

|               |                            |
|---------------|----------------------------|
| Jane Everett  | Chair                      |
| Randy Bacon   | Vice Chair/Finance Officer |
| Karen Rice    | Commissioner               |
| Linda Troeger | Commissioner               |
| Terri Rushing | Resident Commissioner      |

Constituting a quorum, with the following also present:

|             |                             |
|-------------|-----------------------------|
| Debra Wells | Executive Director          |
| Greg Jordan | Director of Fiscal Services |

### **CALL TO ORDER**

Chairman Everett called the workshop to order at 4:30 p.m.

### **CITIZEN COMMENTS**

No citizen comment

### **WORKSHOP**

Item #1 Discussion and Review of Proposed Revisions of the Capital Funds Projects for the PHA Capital Funds 5-Year Action Plan for the Years 2016-2020

The Board was presented with a proposal to revise the Capital Funds 5-Year Action Plan to include plumbing work deemed necessary by maintenance staff. It was reported that the water lines on N. Starnes, Starr Place and W. Texas streets are beginning to fail due to age. Also discussed was the replacement of water heaters.

The cost to replace the water lines and water heaters would require it to be spread over three capital fund years and would require moving other projects to later years.

The Board discussed separating the two projects instead of bidding them together. Tankless water heaters were also discussed for areas where the closets are too small to accommodate the larger water heaters.

Chairman Everett closed the workshop at 5 p.m. and opened the Regular Session.

### **CALL TO ORDER**

Chairman Everett called the meeting to order at 5:00 p.m.

### **CITIZEN COMMENTS**

No citizen comment

### **REPORT OF THE EXECUTIVE DIRECTOR (INFORMATIONAL ONLY)**

#### **Item #1. Rent Delinquency and Information Sheet**

The Executive Director reported to the Board on the rent delinquencies, number of empty units, work orders and statistical information for the waiting list for Public Housing through September 24, 2015. Also reported was the statistical information for the Section 8 Voucher Program including number of Vouchers leased up, cost per voucher, number of applications on the waiting list, and the Portability and Receipts report. Portability accounts receivables aging report included.

#### **Item #2 Capital Funds Report and work in progress**

The Board was provided with the monthly Capital Funds Report including on going projects.

#### **Item #3 Report of Public Housing and Section 8 activity and issues**

The Board was provided with a report of activity and issues through September 24, 2015.

#### **Item #4 Minutes from the Resident Advisory Board held on September 18, 2015**

The Board was presented with minutes from the Resident Advisory Board Meeting held on September 18, 2015.

#### **Item #5 Update on meeting with HUD regarding voucher transfer for January 1, 2016.**

The Board was provided with an update regarding the voluntary transfer of the voucher program. It was reported that the transfer is moving forward and Fort Worth HUD would be sending the paperwork to the Housing Voucher Financial Management Division for final approval.

### **NEW BUSINESS**

#### **Item #1 Consideration of the minutes from the August 27, 2015 meeting**

The Board was presented with the minutes from the August 27, 2015 minutes for approval.

Commissioner Rice moved and Commissioner Troeger seconded to accept the August 27, 2015 minutes as presented.

Ayes: Everett, Bacon, Rice, Troeger and Rushing  
Nays: None  
Absent: None

Motion passed.

#### **Item #2 Consideration and approval of revision of Capital Funds projects for the PHA Capital Fund 5-Year Action Plan for the years 2016-2020**

The Board was provided with the PHA Capital Fund 5-Year Action Plan for the years 2016-2020 which included the projects discussed during the workshop.

Commissioner Bacon moved and Commissioner Rice seconded to accept the revised PHA Capital Fund 5-Year Action Plan.

Ayes: Everett, Bacon, Rice, Troeger and Rushing  
Nays: None  
Absent: None

Motion passed.

### **ADJOURNMENT**

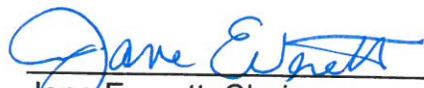
Commissioner Rice moved and Commissioner Troeger seconded that the meeting be adjourned.

Ayes: Everett, Bacon, Rice, Troeger and Rushing  
Nays: None  
Absent: None

Motion passed. Meeting adjourned at 5:25 p.m.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE  
GRAPEVINE HOUSING AUTHORITY ON THE 28TH DAY OF OCTOBER 2015.

APPROVED:

  
\_\_\_\_\_  
Jane Everett, Chair

ATTEST:

  
\_\_\_\_\_  
Debra Wells,  
Executive Director