



Gerald Womack  
Chairman

Joe Villarreal  
Vice Chairman

Asheley Gilbert  
Commissioner

Paul Shanklin  
Commissioner

Laolu Davies-Yemitan  
Commissioner

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, September 18, 2024  
HCHA Board Room  
Harris County Housing Authority  
1933 Hussion Street  
Houston, TX 77003

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### AGENDA

**I. Call to Order and Record of Attendance**

**II. Open with Prayer and Pledge of Allegiance**

**III. Public Comments**

*Our policy is to allow time for public comments at the beginning of each meeting. Each Speaker is limited to three (3) minutes per agenda item and six (6) minutes total. These limits may be reduced depending on how many people sign up to comment. If you wish to speak during the public comment section of our agenda, please email your name and address in advance to [Events@hchatexas.org](mailto:Events@hchatexas.org) or provide that information in writing to one of the staff members. A complete set of the rules for public comment and safety is available on our website at [hchatexas.org](http://hchatexas.org) – under About Us, select the Board Information tab.*

**IV. Approval of the Minutes of the Previous Meeting**

**Action Item 1:** Approval of the minutes of the August 21, 2024, Board meeting

**V. Executive Director/Chief Executive Officer's Report**

a) HCHA activities August 22, 2024 – September 18, 2024 (presented by Melissa Quijano).

**VI. Financial Presentation**

a) Monthly Financials (presented by Paul Curry).

**VII. Department Presentation**

- a) HCV Program (presented by Debra McCray).
- b) Current and New Affordable Housing Developments (presented by Dominique King).

## VIII. Executive Session

*Under Chapter 551 of the Government Code, the Board may go into executive session to: (1) consult with its attorneys to seek or receive legal advice about pending or contemplated litigation or matters its attorney must keep confidential under the Texas Disciplinary Rules of Professional Conduct; (2) discuss the value or transfer of real property; (3) consider specific personnel matters; (4) discuss certain economic development matters; or (5) discuss other matters authorized by law. The Board may also announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by Chapter 551 of the Government Code.*

*At the meeting, noticed by this agenda, the Board expects to go into executive session to:*

*Consult with its attorney regarding the current application status and plan of action following the bond reservation for the Bernicia Place development by the Texas Bond Review Board; and*

*Consult with its attorney regarding real estate matters related to the Patriots by the Lake Project. Specifically, the Drill Site, Wastewater ESCFCs, USACE Permit, sale of parcels, and compliance with requirements of the wetland mitigation credits purchased by HCHA.*

*Consult with its attorney regarding the status of addressing tenant complaints and/or issues with the Management of the Sierra Meadows Apartment Complex.*

*Consult with its Attorney regarding real estate matters related to Year 15 Exit strategies for HCHA and affiliated entity-owned properties commonly known as Cornerstone Village, Louetta Village, and Heritage Estates.*

*Consult with its attorney regarding a request from an adjacent business owner, namely Dairy Queen, which sits adjacent to Heritage Estate's land site, which is a development wherein HCHA has an ownership interest. Dairy Queen has requested access to HCHA's property via a permanent utility easement for the purpose of connecting its existing water and sewer utility lines to those existing water and sewer utility lines that are a part of Harris County's Mixed-Use Development District and are located on HCHA'S property.*

*Consult with its attorney regarding a request from the Public Facility Corporation (PFC) for Greenwood at Katy Development, to freely market the General Partner and Limited Partner interests only in the Development with the intent of having its interest bought out.*

*Consult with its attorney regarding real estate matters related to four proposals for partnerships regarding The Henry at Deerbrook, The Henry at Lake Houston, The Henry at Woodland Hills, and The Henry at Rosenberg.*

### **Reconvene in public session and possible action relating to matters addressed in executive session**

## IX. Discussion and Action Items

- Action Item 2:** Resolution honoring Di Dang as the Harris County Housing Authority Employee of the Quarter (October-December 2024)
- Action Item 3:** Resolution authorizing Harris County Housing Authority's Executive Director to negotiate and enter into a Tag-On Addendum to Harris County Auctioning Services and other related items agreement with Houston Auto Auction, Inc.
- Action Item 4:** Resolution by ratifying a First Amendment to the plumbing services agreement between Harris County Housing Authority and Suncoast Plumbing Co. Inc.

- Action Item 5:** Resolution authorizing Harris County Housing Authority in its capacity as sole member of HCHA Bammel, LLC., authorizes its Executive Director as Manager of HCHA Bammel, LLC., the General Partner of TX Bammel Housing, L.P., a Texas limited partnership and owner of Heritage Estates Apartments, to evaluate, negotiate, and execute a waterline easement across a portion of the real property site to the independently owned Dairy Queen Store #4021
- Action Item 6:** Resolution authorizing Harris County Housing Authority's Executive Director to negotiate and enter into Tag-On Addendum to Harris County's Dahill Office Technology Corporation agreement for provision of photocopier services and related items
- Action Item 7:** Resolution updating the Harris County Housing Authority Investment Policy with the updated Investment Officer

**X. Adjournment**