

**HOUSING AUTHORITY OF THE
CITY OF KYLE TX**

**MINUTES OF THE FEBRUARY 21, 2023,
BOARD MEETING**

FEBRUARY 21, 2021, BOARD MEETING MINUTES

1. The meeting was called to order by Vice-Chair Lopez at 5:06 pm. Steve Colella was asked to call the roll. Commissioners Lopez, Kothman, and Salazar were present. A quorum was confirmed.
2. Minutes of the December 14, 2022, board meeting was reviewed:
A motion was made by Commissioner Salazar and seconded by Commissioner Kothman to approve the minutes as presented. Vice-Chair Lopez called for the vote, and it passed unanimously.
3. A citizen comment period was opened at 5:07 pm. No email comments were received, and there was no one asking to speak. The chair closed the comment period at 5:08 pm.
4. The Vice-Chair opened discussion on Resolution No. 01-2023 regarding the intention to submit to USDA an official notification of the request for approval to prepay the USDA first mortgage loan on Pete Dressen Housing and to allow the Executive Director, Steve Colella, to act on behalf of the board in the process. The Vice-Chair accepted a motion from Commissioner Kothman to approve Resolution No. 01-2023 as presented. Commissioner Salazar seconded the motion. The Vice-Chair called for the vote, and it passed unanimously.
5. The Vice-Chair opened the discussion to consider approval of a Resolution to approve the operating budget for Charles Young Public Housing for the fiscal year July 1, 2022 through June 30, 2023. The Vice-Chair accepted a motion from Commissioner Salazar to approve the Resolution as presented. Commissioner Kothman seconded the motion. The Vice-Chair called for the vote, and it passed unanimously.
6. The Vice-Chair asked Steve Colella, President of MDP Management LC and Executive Director of The Housing Authority of the City of Kyle to give the board an update regarding the management of Charles Young Public Housing and Pete Dressen Housing. Mr. Colella gave the board an update of the

following issues with respect to his company's progress with the management effort:

A. Report regarding Pete Dressen Housing:

- a. There have been no new donations from citizens in support of the property.
- b. Management received and deposited a \$75,000 donation from Hays County. The funds were used to pay operating expenses related to preparation for the HUD REAC inspection to be held May 17, 2023.
- c. The tree removal work has been completed at a cost of \$11,000. The City of Kyle provided the funds to expedite the work. These funds were considered a portion of the \$75,000 contribution that the City of Kyle donated to pay operating expenses related to the preparation for the HUD REAC inspection to be held May 17, 2023.
- d. Due to the freeze in the first week of February 2023, the management hired a contractor to trim trees, remove broken branches, limbs, etc. on both properties at a cost of \$7,000.00. Management has numerous photos of the tree damage.
- e. The Blessing Box that Boy Scout Jared White built, installed, and continues to stock weekly with canned goods, has been well accepted by the residents of Pete Dressen and the people in the neighborhood. The City Council will acknowledge Jared White at the March 7, 2023 city council meeting.
- f. There have been some move-outs due to residents that have been paying market rent finding out their rent rate would increase approximately 92%. The units are being made ready and will be leased to low-income families, as is the mission of The Housing Authority of the City of Kyle.

B. Report regarding Charles Young Public Housing:

- a. The property has had the parking areas repaired, paved, seal-coated and striped.
- b. Roofs that needed replacing or repairs have been completed.
- c. Exterior carpentry repairs and painting are still in progress because of weather delays.
- d. The property has 100% occupancy.

C. General updates:

- a. The auditor informed me that there would be additional fees involved because no one can find the previous auditor, Bill Rocha, and the auditor is having to recreate data that Rocha would have provided.
- b. Management found that the City of Kyle has been charging tax to both properties on their water, sewer, and trash bills monthly. We approached the city and requested this be corrected, as The Housing Authority of the City of Kyle is tax-exempt. After several weeks of discussion with them, Charles Young Public Housing received a credit of \$869.20 and Pete Dressen Housing received a credit of \$1,239.80.
- c. The previously reported Payment in Lieu of Taxes The Housing Authority of the City of Kyle has with the City of Kyle dated in 1977, is on the agenda of the February 21, 2023 city council meeting for consideration.

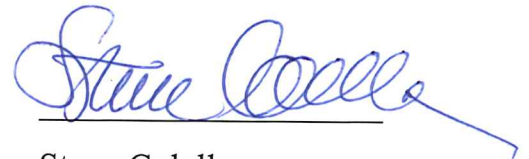
7. There being no further business and no questions, the meeting adjourned at 5:32 pm.



Daniel Harper

Chairman

June 29, 2023



Steve Colella

Executive Director

June 29, 2023