



A G E N D A

PHARR HOUSING DEVELOPMENT CORPORATION

Meet for Regular Session at The Pharr Housing Authority, Administration Building, Board Room located at 104 W. Polk in Pharr, Texas at 5:45 p.m. on May 24, 2016 to discuss and act upon the following: If during the course of the meeting, the Board of Directors should determine that a closed or executive session or meeting is authorized by Sections 551.071 to 551.084 of the Government Code, Vernon's Texas Codes, Annotated. (Open Meetings Act) notice of closed or executive session will be given after the commencement of the meeting covered by this notice pursuant to Section 551.101 of the Government Code.

Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item deliberated during a closed meeting, then such final action, decision, or final vote shall be made during the open meeting held in compliance with Chapter 551, Government Code, V.T.C.A. The Board of Directors will deliberate and consider action on the following matters:

- A. President Call Meeting to Order.
- B. Excuse the Absence of Any Board Member.
- C. Public Comments.
A registered speaker may speak on several items or topics of public concern; however a speaker may not exceed three (3) minutes as a whole when addressing the Board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.
- D. Consideration and Possible Action to Approve Minutes for Annual Board Meeting held on April 28, 2016 and Special Meeting held on May 12, 2016.
- E. Jaime X. Pena, Certified Public Accountant, Financial Report for the Pharr Housing Development Corporation.
- F. *In accordance with Chapter 551 of the Texas Government Code (Open Meetings Act), the Housing Authority of the City of Pharr, Board of Commissioners hereby gives notice that it will meet in executive session. Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item deliberated during a closed meeting, then such final action, decision, or final vote shall be made during the open meeting held in compliance with Chapter 551, Government Code, V.T.C.A. The Board of Commissioners will discuss the following matters:*

Consideration and Possible Action to Adopt Resolution No. 30 – Resolution Approving Revision to Pharr Housing Development Corporation; By-Laws.

Discussion with General Counsel on Opinion received from Coats-Rose, related to Texas Department of Housing & Community Affairs (TDHCA) complaint/special counsel report.

Discussion of records received from management companies related to Valle de Palmas lease and status of collection of unpaid rents.

Pursuant to Section 551.071, the Board of Commissioners may convene in a Closed, non-public meeting with its attorney and discuss any matters related to **Legal advice on pending or contemplated litigation, settlement offer, And/or on a matter in which the duty of the attorney to the governmental body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar Of Texas clearly conflicts with this chapter**. The Board of Commissioners and its attorney may also discuss such issues with the appropriate staff so as to obtain. Necessary and relevant information so that such discussion is informative and developed.

- G. RECONVENE into open session and consider action, if any, on items discussed in executive session.
- H. Consideration and Possible Action to Adopt Resolution No. 30 – Resolution Approving Revision to Pharr Housing Development Corporation; By-Laws.
- I. Consideration and Possible Action to Write-Off Delinquent Accounts for PHDC tenants that vacated units with unpaid balances or move-out damages.
- J. Executive Directors Report: • Certificates of Deposits • Check List •
- K. Adjourn.

EXECUTIVE SESSION: In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Housing Development Corporation Board of Directors hereby gives notice that it may meet in executive session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below:

Pursuant to Section 551.071, the Board of Directors may convene in a closed, non-public meeting with its attorney and discuss any matters related to legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Board of Directors and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board of Directors may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the Pharr Housing Development Corporation and a third party in an open meeting. The Board of Directors and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board of Directors may convene in a closed, non-public meeting to discuss any matters related to appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee. The Board of Directors and its attorney may also Discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.075, the Board of Directors may convene in a closed, non-public meeting to discuss any matters with any and all employees to receive information or question the employees. The Board of Directors and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board of Directors may convene in a closed, non-public meeting to discuss any matters on the deployment, or specific occasions for implementation, of security personnel or devices. The Board of Directors and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board of Directors may convene in a closed, non-public meeting to discuss any matters involving an investigation and may exclude a witness from hearing during the examination of another witness in the investigation. The Board of Directors and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

RECONVENE into regular session and consider action, if any, on items discussed in Executive Session.

