



## A G E N D A PHARR AFFORDABLE HOUSING CORPORATION

Meet for Special Session at The Pharr Housing Authority, Administration Building, Board Room located at 104 W. Polk in Pharr, Texas at 6:30 p.m. on November 07, 2018 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 Special Meeting to Order.
- B. Roll Call and Possible Action on Excusing any Absent 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 of Regular Meeting held on October 02, 2018.
- E. Consideration and Possible Action on Financial Report for Sunset Terrace Senior Village for the Pharr Affordable Housing Corporation.
- F. Consideration and Possible Action on Loan Term Sheets from Financial Institutions for refinancing existing debt at Pharr Affordable Housing Corporation.
- G. Discussion and possible action to authorize Executive Director to negotiate the purchase of real estate.
- H. Executive Director's Report: • Check List • Rent-Roll.
- I. Adjourn.

EXECUTIVE SESSION: In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Affordable Housing 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 Affordable Housing 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 Special session and consider action, if any, on items discussed in Executive Session.

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

\*The Housing Authority of the City of Pharr (PHA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Pharr is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Janie Barrera at PHA at (956) 783-1316 or [janie.barrera@pharrha.org](mailto:janie.barrera@pharrha.org) for additional information; TTY users route through Relay Texas at 711.