

**REGULAR BOARD MEETING of MERCEDES HOUSING AUTHORITY
QUEEN CITY HOUSING FOUNDATION PUBLIC FACILITIES CORPORATION**

This meeting will be closed to in person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

NOTICE is hereby given that the Board of Commissioners of the Mercedes Housing Authority and Queen City Housing Foundation Public Facilities Corporation will hold a Regular Meeting on Tuesday, September 29, 2020 at 12:00p.m. via Zoom at the MERCEDES HOUSING AUTHORITY OFFICE, located at 306 W. 5th St. Mercedes, TX 78570. You can access this meeting by clicking the following link: <https://zoom.us/j/97114659469> or by calling 1 (346) 248-7799 Meeting ID: 918 3939 6448

AGENDA

1. **Call to Order, Roll Call & Establishment of Quorum**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Public Comments**

Public Comment Period is designated for hearing concerns regarding Mercedes Housing Authority policies or business.

- Address the Board as a whole – do not direct comments to any individual member of the Board.
- There is a three (3) minute time limit per speaker.
- No formal action can be taken.
- For the record the speaker must identify himself/herself by name before speaking.

5. **QCHF- Update on Acquisition of Anacuitas Manor Development.**
6. **MHA - Discussion and Possible Action on Resolution #20-07 to Approve the Contagious Infectious Disease Preparedness Recovery Plan.**
7. **MHA - Update on Mercedes Housing Authority's actions related to the Corona-virus (COVID-19).**
8. **MHA - Presentation and Discussion of Proposed 2020-2021 Operating Budgets for Low Rent Program and Housing Choice Voucher Program.**
9. **MHA - Discussion and Possible Action to Approve Resolution #2020-08 for the 2020-2021 Operating Budgets for Low Rent Program and Housing Choice Voucher Program.**
10. **MHA - Discussion and Possible Action on Resolution #2020-09 on approving the 2021 Payment Standard Schedule for Housing Choice Voucher Program to commence on January 1, 2021.**
11. **MHA - Discussion and Possible Action on Resolution #2020-10 to Approve the Mercedes Housing Authority Housing Choice Voucher Utility Allowance Survey and Study effective January 1, 2021.**
12. **MHA - Discussion and Possible Action to Approve a Cost of Living Increase for all MHA Employees.**
13. **MHA - Adjournment to Close or Executive Session (s) pursuant to the Texas Open Meeting Act, Texas Government Code, Section 551.001, et. Seq. including but not limited to Section (s) 551.071 – 551.076, for the purpose of the following:**

(13.1) Annual Evaluation of Executive Director-Section 551.074 Texas Government Code - Personnel

(13.2) Executive Directors Employment Contract - Section 551.074 Texas Government Code- Personnel

Should any final action, final vote be required in the opinion of the Board with regard to any matter considered in such closed or executive meeting or session, then such final action, final decision, or final vote shall be at either:

- a. The opening meeting covered this notice upon the reconvening of this public meeting, or at a subsequent public meeting of the Board upon notice thereof, as the board shall determine.

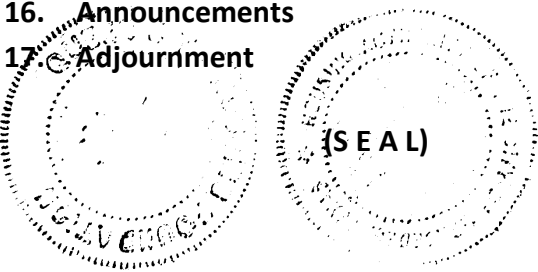
14. **MHA - Discussion and Possible Action on Items Discussed in Executive Session.**
15. **MHA - Consent Agenda**

The following items are of a routine or administrative nature. The Board of Commissioners has been furnished with background and support information on each item. All items will be acted upon by one vote without being discussed separately unless requested by a Commissioner, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.


1. **Report from Housing Choice Voucher Program**
 - a. **August 2020**
2. **Reports from Low Rent Program for August 2020**
 - a. **Occupancy Report for Low-Rent.**
 - b. **Occupancy Report for Queen City Retreat**
 - c. **Accounts Receivables for Low-Rent.**
 - d. **Accounts Receivables for Queen City Retreat**
3. **Check Register from August 2020**
 - a. **Low Rent Program**
 - b. **Housing Choice Voucher Program**
 - c. **Capital Fund Program**
 - d. **Local Fund Program**
4. **Approval of Minutes**
 - a. **Regular Meeting – August 25, 2020**

16. **Announcements**

17. **Adjournment**



**DATE: September 25, 2020
POSTED TIME: 12:00 PM**



Horacio Pequeño, Secretary
Mercedes Housing Authority