

**Pearsall Housing Authority
Regular Meeting of the Board of Commissioners
Thursday, October 24, 2024**

A Regular Meeting of the Board of Commissioners of the Pearsall Housing Authority was held at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas on Thursday, October 24, 2024 at 6:00 PM

1. Called the meeting to order.

The meeting was called to order at 6:02PM by Chairperson Roy Menke

2. Roll Call and establish meeting.

Present: Chairperson Roy Menke, Vice-Chairperson David Richey, Resident Commissioner Juan Garcia.

Members Absent: NA

Members Tardy: NA

3. Pledge of Allegiance

The members recited the United States Pledge of Allegiance.

4. Residents and citizens to be heard.

No residents to be heard.

5. Approve and/or correct the Regular minutes of the meeting held on September 23, 2024. Following a brief discussion, Vice-Chairperson David Richey motioned to approve the minutes as presented. Resident Commissioner Juan Garcia seconded the motion with all in favor. Motion passes.

6. Executive Director Reports: Financial Reports, Expenses, Security State Bank balances, Housing Choice Voucher Program Update, Low Rent Public Housing Update, and the Vacancy Report for the month of September 2024.

Secretary Jessica Ramos reviewed Financial Reports, Expenses and Security State Bank balances. Secretary Jessica Ramos gave an update on the Housing Choice Voucher Program. Gave an update on the Low Rent Public Housing vacancy report. Following a brief discussion, Vice-Chairperson David Richey motioned to approve the Executive Director Report. Resident Commissioner Juan Garcia seconded the motion with all in favor. Motion passes.

7. Discussed action items

A. Discussed appropriate action regarding the surveys of all the properties.

Secretary Jessica Ramos notified the board that the price for the surveys would cost an estimate of \$27,000-\$30,000. After a brief discussion, Vice-Chairperson David Richey made a motion to hire Smyth Surveyors to start one site at a time. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passes.

B. Discussed appropriate action regarding the hiring of a building inspector.

After a brief discussion, Vice-Chairperson David Richey made a motion to table item so that the Secretary could reach out to the individuals that provided a quote to see if someone could come out to the properties and give an actual cost. Resident Commission Juan Garcia seconded the motion, with all in favor. Motion passes.

C. Discussed appropriate action regarding the approval to set the payment standards for the fiscal year 2025 of the Fair Market Rents (FMR) for the Low Rent Public Housing and the Housing Choice Voucher Program.

After a brief discussion, Vice-Chairperson David Richey made a motion to set the Payment Standards at 100% of the Fair Market Rents for the HCVP and 80% for the LRPH.

Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passes.

D. Discussed appropriate action regarding the bidding of a fee accountant.

After a brief discussion, Vice-Chairperson David Richey made a motion to approve bidding out for a new fee accountant. Resident Commissioner Juan Garcia seconded the motion, with all in favor. Motion passes.

8. Discussion and appropriate action regarding the approval of suggested items for next meeting.

No items were suggested for the upcoming meeting.

9. Adjournment.

With no further business to discuss Vice-Chairperson David Richey made the motion to adjourn. Resident Commissioner Juan Garcia second the motion, with all in favor. The meeting adjourned at 6:48 PM.



Roy Menke, Chairperson



Jessica Ramos, Secretary/Executive Director

Date: 11/21/24