

AGENDA

City of San Marcos Housing Authority
Board of Directors
Will Hold a SPECIAL Meeting at 6:00 p.m.
Dial by Phone: 346 248 7799
Via Telephone Conference at
Zoom Meeting ID: 852 0866 9156
Password: 412539
Tuesday, JULY 22, 2025
And physically at
San Marcos Housing Authority
1201 Thorpe Lane
San Marcos, TX 78666

I. Call to Order

II. Roll Call

III. Acknowledge Posting of Meeting Notice

IV. Public Comments: (3 Minutes)

Agenda

1. Consideration and approval of Minutes for June 24, 2025

2. New Business

- A. RECEIVE FYE2024 AUDIT REPORT FROM JOHN A. BLAKEWAY CERTIFIED PUBLIC ACCOUNTANT.**
- B. RESOLUTION FOR AUTHORIZING ADOPTION OF THE PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULE FOR 2025.**
- C. RESOLUTION FOR AUTHORIZING ADOPTION OF THE SECTION 8 HCV UTILITY ALLOWANCE SCHEDULE FOR 2025.**
- D. SECTION 551.074 PERSONNEL MATTERS AUTHORIZING DELIBERATION ABOUT OFFICERS AND EMPLOYEES OF THE GOVERNMENTAL BODY.**

TO BE HELD IN EXECUTIVE SESSION:

EXECUTIVE SESSION: START TIME: _____

- 1. TO DELIBERATE REGARDING PERSONNEL EVALUATION**

EXECUTIVE SESSION ADJOURNS. END TIME: _____

REGULAR MEETING RECONVENES. TIME: _____

- E. DISCUSSION REGARDING HOUSING OPPORTUNITIES, UPDATE ON CONSTRUCTION WITH REMODELS, AND FOR FUTURE PLANS.**

- F. DISCUSSION ON HUD RELEASE FOR GUIDANCE ON TRANSITIONING EHV FAMILIES.**

3. Old Business

4. Financial/Occupancy Reports for approval June, 2025

5. Director's Report

- A. POLICIES (ALL) WORKING IN PROGRESS**
- B. WORKING ON FY2026 BUDGETS**
- C. CONSTRUCTION REPORT AT SPRINGTOWN VILLA -ESTIMATED 3 WEEK OUT TO FINISH**
- D. CONSTRUCTION REPORT AT 318 SALTILLO**

6. Commissioner's Report

7. Adjournment

Minutes of the special meeting for the Board of Directors of the City of San Marcos Housing Authority was held on JUNE 24, 2025, by Zoom-Video/Web Conferencing. Meeting ID: 852 0866 9156 Password: 412539 and Physically at San Marcos Housing Authority 1201 Thorpe Lane, San Marcos, TX 78666

I. The meeting was called to order: by Jessica Urbizu

II. Roll call was made: by Lana Wagner-Secretary/Executive Director

Present: Jessica Urbizu-Chairperson
Tamera Thompson-Commissioner
Ashley Schwandt-Resident Commissioner

Others Present: Lana Wagner – Secretary/Executive Director
Nancy Morales-Operations Supervisor
Jason Roberts & Daniel Guerrero – Upward Communities

Absent: Ramika Adams- Vice Chairperson

III. Public Comments:

- A. Approval of Minutes:
THE BOARD APPROVED THE MINUTES FOR MAY 27, 2025 & JUNE 11, 2025, MEETING.
TAMERA THOMPSON MOVE TO APPROVE. ASHLEY SCHWANDT SECOND THE MOTION.
ALL VOTED IN FAVOR

2. New Business:

- A. DISCUSSION WAS MADE REGARDING SMHA INTERESTED IN ONLY MOVING FORWARD WITH UPWARD COMMUNITIES AND SMHA FSS PROGRAM.
- B. BOARD CONSIDERED AND APPROVAL WAS MADE FOR THE SUBMISSION OF THE FIVE-YEAR PLAN FYB2025 & CAPITAL FUND FIVE YEAR ANNUAL PLAN YEAR 2025 AND THE APPROPRIATE HUDS FORM.
ASHLEY SCHWANDT MOVE TO APPROVE. TAMERA THOMPSON SECOND THE MOTION.
ALL VOTED IN FAVOR.
- C. SECTION 551.074 PERSONNEL MATTERS AUTHORIZING DELIBERATION ABOUT OFFICERS AND EMPLOYEES OF THE GOVERNMENTAL BODY
EXECUTIVE SESSION WAS HELD: 7:13PM
1. DELIBERATED REGARDING PERSONNEL EVALUATION.
2. DISCUSSION WAS MADE REGARDING DISMISSAL OF PUBLIC OFFICER OR EMPLOYEE.
EXECUTIVE SESSION ADJOURNED. END TIME: 8:20PM
REGULAR MEETING RECONVENES. TIME: 8:33PM

3. Old Business:

4. Financial Reports: VOIDED

- A. PUBLIC HOUSING-LOW RENT
B. SECTION 8 HCV
C. SECTION 8 NEW CONSTRUCTION

5. Directors Report:

A-C INFORMATIONAL ONLY

6. Commissioner's Report:

- A. COMMISSIONER REQUESTED GOING INTO CLOSED SESSION TO GO OVER PERSONNEL EVALUATION WITH THE EXECUTIVE DIRECTOR AT MEETING HELD ON JULY 22, 2025.
B. COMMISSIONER REQUESTED TALKING ABOUT BONDS.

Meeting adjourned at 8:42PM

Attest:

Lana Wagner - Secretary/Executive Director