

State of Texas
County of Tarrant
City of Grapevine

The Board of Commissioners of the City of Grapevine Housing Authority met in Regular Session on this the 22nd day of May 2025, in the Conference Room of the Grapevine Housing Authority, 131 Starr Place, with the following members present to wit:

Linda Troeger	Chair
Bonnie McHugh	Vice Chair
Bruce Woodward	Financial Officer
Teri Rhodes-Cantu	Commissioner
Ron Moxom	Resident Commissioner

Constituting a quorum, with the following also present:

Duff O'Dell	City Council Liaison
Jeff Strawn	CFO City of Grapevine
Jane Everett	Executive Director
Nathaniel Reeder	Citizen

Call to Order

Chairperson Troeger called the meeting to order at 4:00 p.m.

Item #1 - Citizen Comments

No Citizen comments submitted.

Item # 2 - Report of the Executive Director (Informational Only)

A. Rent Delinquency and Information Sheet

The Executive Director reported to the Board on the rent delinquencies, number of empty units, work orders and statistical information for the waiting list for Public Housing through May 19, 2025. The Executive Director also reported on the average days to close the April work orders. The Board asked how the new maintenance structure with the City of Grapevine was going. Jeff Strawn reported he had met with Director of Public Works and the Assistant Director of Operations on a way to improve the maintenance process and would update the Executive Director after the meeting.

B. Capital Funds Report and Work in Progress

The Executive Director reported to the Board on the current Capital Funds and corresponding projects. HUD has awarded the housing authority \$236,651 in capital funds for 2025. GHA received an extra \$11,223 due to their high performer designation.

C. Report of Public Housing Activity and Issues

The Executive Director updated the Board on the new policies mandated by HUD under the Housing Opportunities Through Modernization Act of 2016 (HOTMA) that take effect July 1, 2025.

NEW BUSINESS

Item #3 - Consideration of the minutes of the April 24, 2025, meeting and take necessary action.

The Board was provided with the minutes from the April 24, 2025, meeting for approval.

Commissioner Woodward made the motion and Commissioner Moxom seconded to approve the April 24, 2025, minutes as presented.

Ayes: Troeger, McHugh, Woodward, Rhodes-Cantu and Moxom
Nays: None
Motion passed: 5 – 0

Item #4 - Consideration and approval of Resolution No. 25-03 to authorize the Executive Director to enter into a contract with Covar Construction LLC to modify an accessible unit.

The Board was provided the bid information and the scope of work from Covar Construction LLC to review prior to the meeting. The modifications were to units 106 and 108 Starr Place to install an accessible porch and ramp.

Commissioner Moxom made the motion and Commissioner Rhodes-Cantu seconded to approve Resolution 25-03 for the Executive Director to enter into a contract with Covar Construction LLC for the amount of \$23,384 to make modifications to the porch and install a ramp for units 106 and 108 Starr Place.

Ayes: Troeger, McHugh, Woodward, Rhodes-Cantu and Moxom
Nays: None
Motion passed: 5 – 0

ADJOURNMENT

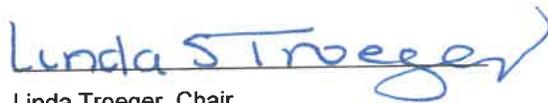
Commissioner Rhodes-Cantu made the motion and Commissioner McHugh seconded that the meeting be adjourned.

Ayes: Troeger, McHugh, Woodward, Rhodes-Cantu and Moxom
Nays: None
Motion passed: 5 – 0

Meeting adjourned at 4:26 p.m

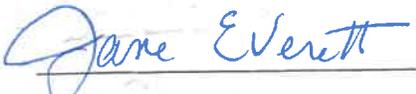
PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE GRAPEVINE HOUSING AUTHORITY
ON THE 26th DAY OF JUNE 2025.

APPROVED:



Linda Troeger, Chair

ATTEST:



Jane Everett

Executive Director