

State of Texas
County of Tarrant
City of Grapevine

The Board of Commissioners of the City of Grapevine Housing Authority met in Public and Regular Session on the 25th day of September 2025, in the Conference Room of the Grapevine Housing Authority, 131 Starr Place, with the following members present:

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:

Sean Shope	City Council Liaison
Laura Fleming	Resident
Jane Everett	Executive Director

Call to Order

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

Item #1 – Public Hearing

Chair Troeger opened the Public Hearing

Public Hearing to obtain input from the public in reference to the Agency's revised Admissions & Continued Occupancy Policy (ACOP), Dwelling Lease, and Agency Policies and revised 5-Year Capital Action Plan for 2026-2030, 2026 Annual Plan.

No one spoke during the public hearing.

The public hearing was closed at 4:01 pm

Item #2 - Citizen Comments

Laura Fleming, 101 Starr Place, Grapevine stated it is hard for senior residents to clean their units, and they should not be expected to clean and follow the housekeeping policy.

Item # 3 - Report from 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 September 22, 2025. The Executive Director also reported on the average days to close the August work orders.

B. Capital Funds Report and Work in Progress

The Executive Director reported to the Board on the current Capital Funds and corresponding projects.

C. Report on Public Housing Activity and Issues

The Executive Director updated the Board the staff mailed 1,373 annual waiting list confirmation letters that people want to stay on the waiting list.

The annual third-party inspection will be October 20 and 21, 2025.

D. Update from the Resident Advisory meeting held September 19, 2025

The Board reviewed the minutes from the September 19, 2025, RAB meeting and had no questions.

NEW BUSINESS

Item #4 - Consideration of the minutes of August 28, 2025, meeting and take necessary action.

The Board was provided with the minutes from August 28, 2025, meeting for approval.

Motion was made to approve the August 28, 2025, minutes as presented.

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

Item #5 - Consideration of Resolution No. 25 - 05 to approve the Agency's 5-Year Capital Action Plan for 2026-2030, 2026 Annual Plan, revised 2024 and 2025 Annual Plans, Dwelling Lease, Admissions and Continued Occupancy Policy, and other Addendums and policies.

The Executive Director presented the Board with electronic copies of the updated Dwelling Lease, addendums and policies, Admission and Continued Occupancy Policy and budgets for review. City Council member Shope asked if the ACOP should be consistent between the reference to "GHA" and "PHA" throughout the policy and the title page needed to be updated. Executive Director Everett noted the policy should be consistent with the use of "PHA".

Motion was made to approve Resolution 25-05, the Agency's 5-Year Capital Action Plan for 2026-2030, 2026 Annual Plan, revised 2024 and 2025 Annual Plans, Dwelling Lease, Admissions and Continued Occupancy Policy, and other Addendums and policies with the discussed changes

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

Item #6 - Consideration of Resolution No. 25-06 to adopt the flat rent schedule for 2026.

The Executive Director presented the Board with the flat rent schedule for 2026.

Motion was made to adopt Resolution 25-06, the flat rent schedule for 2026.

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

Item #7 - Consideration and acceptance of the 2024 Audit Report.

The Executive Director presented the Board with the audit report from the December 31, 2024, financial statements. City Council member Shope asked about depreciation increased from 2023.

Motion was made to accept the audited financial statements and audit report from December 31, 2024.

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

ADJOURNMENT

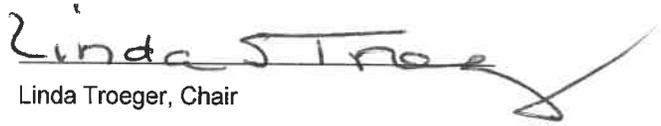
A motion was made to adjourn the meeting.

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

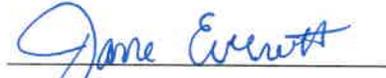
Meeting adjourned at 4:33 p.m

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE GRAPEVINE HOUSING AUTHORITY
ON THE 23rd DAY OF OCTOBER 2025.

APPROVED:


Linda Troeger, Chair

ATTEST:


Jane Everett
Executive Director