

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 the 18th day of December 2025, in the Conference Room of the Grapevine Housing Authority, 131 Starr Place, with the following members present:

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

Constituting a quorum, with Vice Chair Bonnie McHugh being absent, and with the following also present:

Sean Shope	City Council Liaison
Jeff Strawn	CFO City of Grapevine
Jane Everett	Executive Director Grapevine Housing Authority

### **Call to Order**

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

### **Item #1 - Citizen Comments**

No Citizen comments submitted.

### **Item # 2 - 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 December 15, 2025.

#### **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 regarding fraudulent checks on one of the bank accounts. Also, HUD has schedule an NSPIRE inspection December 22, 2025.

### **NEW BUSINESS**

### **Item #3 - Consideration of the minutes of October 23, 2025, meeting and take necessary action.**

The Board was provided with the minutes from October 23, 2025, meeting for approval.

Motion was made to approve the October 23, 2025, minutes as presented.

Motion: Moxom  
Second: Rhodes-Cantu  
Ayes: Troeger, Woodward, Rhodes-Cantu, and Moxom  
Nays: None  
Approved: 4-0

Item #4 - Consideration of Resolution No. 25 – 07 to approve the 2026 Operating Budget.

The Board was provided the proposed operating budget for 2026 for review and consideration.

Executive Director Everett stated Operating Revenue comes from HUD subsidy and resident rent. Grapevine Housing Authority is anticipated to receive \$30,000 less in subsidy for 2026 based on the CY 2026 Operating Subsidy calculation. A proration of 90% projected by HUD was applied. The significant decrease in expected operating fund subsidies is due principally to the increase in the proration percentage and higher actual rents for FYE 2024 (the year used by HUD for the operating fund calculation). There were questions regarding how rent is calculated and GHA follows HUD requirements and cannot increase rent. It was pointed out a \$77,000 net loss is not sustainable and reserves will run out in 5 years.

Motion was made to approve Resolution No 25-07 the Operating Budget for 2026.

Motion: Rhodes-Cantu  
Second: Moxom  
Ayes: Troeger, Woodward, Rhodes-Cantu, and Moxom  
Nays: None  
Approved: 4-0

Item #5 - Consideration and approval of Resolution No. 25-08 approving the balance on the uncollectible accounts to be a Write-off to Collection Losses by Allen Cornell, CPA.

The Board was presented with the uncollectible accounts receivable balance spreadsheet of \$873.00 for 2025.

Motion was made to approve the balance on the uncollectable accounts to be a Write-off to Collection Losses by Allen Cornell, CPA.

Motion: Woodward  
Second: Rhodes-Cantu  
Ayes: Troeger, Woodward, Rhodes-Cantu, and Moxom  
Nays: None  
Approved: 4-0

Item #6 - Consideration and acceptance of the September and October 2025 monthly financial statements and take necessary action.

The Executive Director presented the Board with an electronic copies of the September and October 2025 financial statements for their review. Commissioner Woodward reviewed the financial statements and reported he found them to be acceptable

Motion was made to approve the September and October 2025 financial statements.

Motion: Rhodes-Cantu  
Second: Moxom  
Ayes: Troeger, Woodward, Rhodes-Cantu, and Moxom  
Nays: None  
Approved: 4-0

ADJOURNMENT

A motion was made to adjourn the meeting.

Motion: Moxom  
Second: Rhodes-Cantu  
Ayes: Troeger, Woodward, Rhodes-Cantu, and Moxom  
Nays: None  
Approved: 4-0

Meeting adjourned at 4:47 p.m

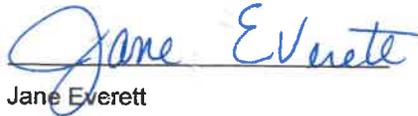
PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE GRAPEVINE HOUSING AUTHORITY  
ON THE 22nd DAY OF JANUARY 2026.

APPROVED:



Linda Troeger, Chair

ATTEST:



Jane Everett

Jane Everett  
Executive Director