

**HOUSING AUTHORITY OF THE  
CITY OF KYLE TX**

**MINUTES OF THE JANUARY 25, 2024,  
BOARD MEETING**

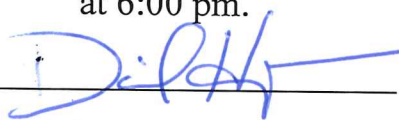
## JANUARY 25, 2024, BOARD MEETING MINUTES

1. The meeting was called to order by Chairman Harper at 5:26 pm. Steve Colella was asked to call the roll. Commissioners Harper, Lopez, Kothman, and Salazar were present. A quorum was confirmed at that time.
2. Minutes of the December 5, 2023, board meeting was reviewed:  
A motion was made by Commissioner Lopez and seconded by Commissioner Kothman to approve the minutes as presented. Commissioner Harper called for the vote, and it passed unanimously.
3. The citizen comment period was opened at 5:27 pm. No email comments were received, and there was no one asking to speak. The chair closed the comment period at 5:27 pm.
4. The meeting was recessed at 5:27 pm and the board went into Executive Session. The session was completed at 5:44 pm.
5. The Chair directed Colella to start the process with Stryker Properties to prepare a memo of understanding to establish a Workforce Housing Transaction under local government code chapter 392.
6. The Chair asked Steve Colella, President of MDP Management LC and Executive Director of The Housing Authority of the City of Kyle to give the board an update regarding the management of Charles Young Public Housing and Pete Dressen Housing. Mr. Colella gave the board an update of the following issues with respect to his company's progress with the management effort:
  - Colella reported that both properties were 100% occupied and had been for the past three months.
  - The last three of the roofs will be started and completed within the first ten days of February.
  - Colella gave an update on the ongoing appeal process of the application to prepay the USDA loan on Pete Dressen Housing. Colella and David Fritsche, attorney representing the Housing Authority, participated in a meeting with USDA representatives, Byron Waters and Jay Tyler, to

discuss options that may be available regarding the request to prepay. Colella suggested paying the principal down to a pre-determined figure of \$1,000-\$5,000 and continue making monthly payments on the unpaid balance with a lower interest rate until November 2029 when the loan matures. Colella stated he believes he could convince the asst. city manager to explain to the city council that this would be a better option than a pre-payment which would require the housing authority to agree to a LURA (Land Use Restriction Agreement) until such time as the last resident at the time of the pre-payment vacates the unit. After a lengthy discussion Mr. Waters said that he was going to try to work out an acceptable program for the housing authority and get back to us soon.

- Colella reported that once the last three roofs were completed, he would start planning an open house for the mayor and city council, county dignitaries, city staff and others to attend to see the progress made to date.

7. There being no further business and no questions, the meeting was adjourned at 6:00 pm.



Daniel Harper

Chairman

7-10, 2024



Steve Colella

Executive Director

07/10, 2024