



**BOARD OF COMMISSIONERS AGENDA FOR A REGULAR MEETING  
THURSDAY, JULY 21, 2016 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

**I. Regular Session – Call to Order.**

**II. Public Comments/Presentations/Certificates/Announcements.**

- Presentation of Commissioner of the Year Plaque to Commissioner Attaway
- Presentation of the 2016 BHEF Scholarship

**III. Consent Agenda:** The Statutory Consent Agenda includes non-controversial and routine items that the Board may act upon with a single vote. A Board member may pull any item from the Consent Agenda for discussion and action as part of the Regular Agenda.

- A. Consideration of the Minutes from a Regular Meeting on June 23, 2016. TAB 1
- B. Correspondence Highlights and Communications from Newspapers, Magazine and Electronic Media sources from the previous month. TAB 2
- C. Monthly Status Reports – TAB 3-9
  - 1. FWHA Budget Variance and Investment Portfolio & QuadCo Financials
  - 2. Affordable Housing Site Financial Statements
  - 3. Agency-Wide; Clients Served & Wait List Size, Number/Type of Units Owned, Human Resources
  - 4. Assisted Housing; Summary, Exec Report, Occupancy & Client Demographics
  - 5. Development & Asset Management; RAD and Public Housing Admissions, Occupancy and PH Client Demographics
  - 6. Finance & Administration; Finance, Procurement and Information Systems
  - 7. Resident & Community Programs; Homeownership, Family Self-Sufficiency, Job Development and other initiatives for special populations including veterans and homeless persons.
- D. President's Report; Activities of the last thirty days and upcoming tasks. TAB 10

**IV. Regular Agenda:** The Board will individually consider and take action on any or all of the following items.

- A. Development and Asset Management Presentations.
  - (1) RAD Properties Update
  - (2) Cavile Transformation Plan
  - (3) Butler Redevelopment
- B. Consideration of a resolution approving FWHS's participation with other area PHAs in a Regional Assessment of Fair Housing. TAB 11 **[2016.18]**
- C. Consideration of a resolution to approve the execution of an MOU with the City of Fort Worth Housing Finance Corporation for the construction of the Ariston Place Apartment development. TAB 12 **[2016.19]**
- D. Consideration and ratifying resolutions approving the conversion of QuadCo Management Solutions, LLC, a Texas limited liability company wholly owned by FWHS to QuadCo Management Inc., a Texas nonprofit corporation (the "Corporation") with FWHS as the sole member, effective June 30, 2016, and further ratifying the appointment of the initial Directors of the Corporation. TAB 13 **[2016.20]**

- E. Consideration of Resolutions deemed necessary or desirable to enable or further facilitate the closing of the acquisition of Pennsylvania Place Apartments. **TAB 14**  
[2016.20]
- F. Resolutions to approve the issuance of a Request for Proposal for a Master Developer for the Butler redevelopment. **TAB 15**  
[2016.21]

V. **Executive Session:** Closed as Authorized by Texas Government Code –

- §551.072 Deliberate the possible purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
  - 1. Cavile Transformation Plan
  - 2. Butler Redevelopment; Administrative Office
  - 3. Ariston development
- §551.071 Seek advice of its attorney concerning pending or contemplated litigation or other matters exempt under Article X, Section 9 of the Texas State Bar Rules.
- §551.074 Deliberate on personnel matters i.e. the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

VI. **Reconvene** for any final action, decision or vote with regard to any matter considered in the Executive Session.

VII. **Workshop Training Session for Commissioners:** FWHS as a Self-Developer (Risks vs. Rewards).

VIII. **Adjourn.**

*The Board of Commissioners for the Housing Authority of the City of Fort Worth reserves the right to adjourn into Executive Session pursuant to chapter 551 of the Texas Government Code at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Sections 551.071(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about (Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). Before any closed meeting is convened, the Presiding Officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meeting.*



**This facility is wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 or through Relay Texas at 711 at least 48 hours in advance. If the notification is not received within 48 hours, the agency will make a reasonable attempt to provide the necessary accommodations.**



**Concealed Handgun Notice:** Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

**Open-Carried Handgun Notice:** Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

# QuadCo Management Solutions Inc.

BOARD OF DIRECTORS AGENDA FOR AN ORGANIZATIONAL MEETING  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS  
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF THE  
FORT WORTH HOUSING SOLUTIONS BOARD OF COMMISSIONERS  
THURSDAY, JULY 21, 2016 – 5:00 P.M.

- I. Call to order.
- II. Election of Officers.
- III. Consideration of a resolution to ratify resolutions for the organization of QuadCo Management Solutions Inc. including Approval and Acceptance of the Certificate of Formation effective June 30, 2016, Approval of Bylaws, and approval of associated matters to complete the formation of the Corporation. [QC 2016.01]
- VI. Adjourn.

*The Board of Commissioners for the Housing Authority of the City of Fort Worth reserves the right to adjourn into Executive Session pursuant to chapter 551 of the Texas Government Code at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Sections 551.071(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about (Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). Before any closed meeting is convened, the Presiding Officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meeting.*



**This facility is wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 or through Relay Texas at 711 at least 48 hours in advance. If the notification is not received within 48 hours, the agency will make a reasonable attempt to provide the necessary accommodations.**



**Concealed Handgun Notice:** Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

**Open-Carried Handgun Notice:** Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.