

**NOTICE IS HEREBY GIVEN PURSUANT TO THE TEXAS OPEN MEETINGS ACT
OF THE FOLLOWING MEETING OF A LOCAL GOVERNMENTAL BODY**

BODY: Housing Authority of the City of Victoria – Annual Meeting
PLACE: Victoria Public Library
302 N Main Street, Meeting Room A
Victoria, TX 77901
MEETING DATE: July 17, 2025
TIME: 12:00 pm
POSTED DATE: July 14, 2025, at 12:00 p.m. • Victoria Housing Authority • 4001 Halsey
Street, Victoria, TX • Victoria City Hall • www.victoriahousing.org.

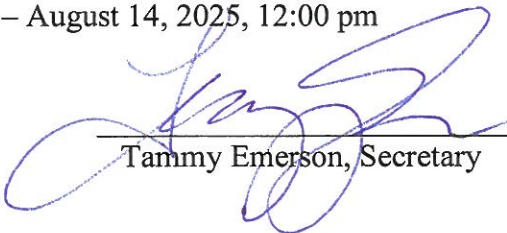
1. Call to order
2. Roll Call
3. Public Comment (2-minute limit per person) – The Board may not discuss or act on matters raised during Public Comment but may place the item on a future agenda.
4. Consent Agenda – The Board may consider, discuss, and take action on the following items:
 - a. Minutes from meeting held May 15, 2025
 - b. Presentation and discussion of financials for March, April & May 2025
 - c. Executive Director’s Report
 - i. Update on outstanding Tenants Accounts Receivable balances
 - ii. Update on occupancy rates and leasing
 - iii. Capital Fund Program project status and expenditures
 - iv. Correspondence and/or guidance received from HUD
 - v. Summary of ongoing and/or planned maintenance projects
 - vi. Operational issues, including:
 1. Progress on repositioning efforts and timeline
 2. Personnel changes and/or staffing concerns
5. Action Items
 - a. **Executive Session (Closed Session)**

The Board will convene into Executive Session pursuant to the Texas Open Meetings Act, Texas Government Code § 551.074, to deliberate the following matter:

 - **Personnel Matters** – Discussion regarding Housing Authority management

*The Board may also convene into Executive Session on any other item listed on this agenda as authorized by Chapter 551 of the Texas Government Code.
 - b. **Reconvene into Open Session**

Following Executive Session, the Board will reconvene in Open Session to take action, if any, on matters discussed in Closed Session.
 - c. **Discussion and Possible Action**
 - i. Discuss and consider revisions to the check signing policy, including authorization limits and required signatories.
 - ii. Discuss and consider beginning Master Development Agreement negotiations with top choice of Co-Developer firms.
6. August Board Meeting date and time – August 14, 2025, 12:00 pm
7. Adjournment



Tammy Emerson, Secretary