

# **PORT ARTHUR AFFORDABLE HOUSING CORPORATION**

## **Board of Directors Special Meeting**

**January 10<sup>th</sup>, 2023 at 5:35 p.m.**



### **Board Membership**

Debra Ambroise, Director

Roosevelt Petry, Director

Rhonda Conner, Director

Fred Vernon, Director

Brent Smith, Director

### **Executive Director**

Seledonio "Cele" Quesada



**EXECUTIVE DIRECTOR**  
CELE QUESADA

**DIRECTORS:**  
DEBRA AMBROISE  
ROOSEVELT PETRY  
RHONDA CONNER  
FRED VERNON  
BRENT SMITH

**PORT ARTHUR AFFORDABLE HOUSING CORPORATION  
BOARD OF DIRECTORS**

Notice is hereby given that on **Tuesday the 10<sup>th</sup> day of January, 2023**, at **5:35 p.m.**, the Board of Directors of the Port Arthur Affordable Housing Corporation will hold a special meeting. The Port Arthur Affordable Housing Corporation offers accommodations for persons accessing its facilities, as required by the Americans with Disabilities Act. If you require special accommodations, please contact the Port Arthur Housing Authority office for assistance. Hearing impaired may contact Relay Texas 1-800-735-2989 or TDD.

**Open Meeting – 5:35 p.m.**

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Minutes for November 15, 2022
6. Consideration and discussion of a motion to approve the nomination and election of Officers of the Board of Directors.
7. Consideration and discussion to move into Executive Session – Convene an Executive Session to discuss
  - a. Personnel matters in accordance with Section 551.074 of the Texas Government Code
  - b. Legal Issues in accordance with Section 551.071 of the Texas Government Code
  - c. Real Estate matters in accordance with Section 551.072 of the Texas Government Code
8. Adjournment

Done and posted the 5<sup>th</sup> day of January, 2023 at 12:00pm at the PORT ARTHUR HOUSING AUTHORITY ADMINISTRATION BUILDING AND PROPERTIES, in Port Arthur, Texas before 5:35 p.m.

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# Port Arthur Affordable Housing Corporation

## Table of Contents

January 10<sup>th</sup>, 2023

### OPEN MEETING 5:35 P.M.

- Call to Order
- Roll Call
- Invocation
- Pledge of Allegiance

### MISSION STATEMENT

To provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

*- Board of Commissioners  
Port Arthur Housing Authority*

### MINUTES

### Page

Approval of Minutes

1-3



**EXECUTIVE DIRECTOR**  
CELE QUESADA

**DIRECTORS:**  
DEBRA AMBROISE  
ROOSEVELT PETRY  
RHONDA CONNER  
FRED VERNON  
BRENT SMITH

**January 10, 2023**

**Subject:**        **Consideration and discussion of a motion to approve the minutes from the Meeting of the Board of Directors Special Meeting on November 15, 2022.**

**Recommendation:**

A recommendation is being made for the Board to approve the minutes for the Board of Directors Special Meeting on November 15, 2022.

**Background:**

On November 15, 2022, a special meeting was held at 920 DeQueen Blvd., Port Arthur, TX 77640 and via conference call. See attached copy of the minutes.

**Budget/Fiscal Effect:**

None.

**Staffing/Employee Effect:**

None.

THE PORT ARTHUR AFFORDABLE HOUSING CORPORATION  
BOARD OF DIRECTORS SPECIAL MEETING  
TUESDAY, 15<sup>TH</sup> DAY OF NOVEMBER 2022

The Board of Directors of the Affordable Housing Corporation of the City of Port Arthur, Texas, met in a Special Session on Tuesday, November 15<sup>th</sup>, 2022 at the Port Arthur Housing Authority on 920 DeQueen Blvd., Port Arthur, Texas 77640 and via telephone conference US Toll-free (844) 857-5555; Meeting ID: 7805200, pursuant to the March 16, 2020 notice issued by the office of the Texas attorney general and in accordance with applicable portions of the Texas open meeting act.

Agenda Item No. 1 – Call to Order. The meeting was called to order at 5:02 p.m. by President, Robert Reid.

Agenda Item No. 2 – Roll Call. Seledonio Quesada, Executive Director/Secretary noted the following attendance:

PRESENT: Board Members in Attendance:  
Robert Reid, President  
Melvin Getwood, Ph.D., Director, Vice-President (via telephone)  
Bart Bragg, Director  
Cleveland Keal, Director (arrived at 5:04 p.m.)  
Debra Ambrose, Director (via telephone)

ABSENT: None

STAFF: Shanel Dixon, Director of Affordable Housing  
Wendy Bledsoe, Operations HR/ Finance Analyst

CONTRACTORS: Lee Hill, Attorney (via telephone)

VISITORS: None

Agenda Item No. 3 – Invocation. The invocation was given by Director Bragg.

Agenda Item No. 4 – Pledge of Allegiance. This was spoken by all.

Agenda Item No. 5 – Consideration and discussion of a motion to approve the minutes from the Special Meeting of the Board of Directors Meeting held on Thursday, August 11, 2022. The motion was made by Director Keal and seconded by Director Ambrose.

AYES: All

NAYS: None

The motion carried.

Agenda Item No. 6 – Consideration and discussion of a motion to approve , on behalf of Villa Main Housing Associates GP, LLC, as general partner of Villa Main Housing Associates, Ltd. (the “Partnership”) to Authorize the Acquisition by Port Arthur Housing Opportunity Corporation of the Limited Partnership Interest in the Partnership from PNC Multifamily Capital for \$6,500 and, in connection therewith, to approve the form of and authorize, as necessary, the execution and delivery of, an Assignment and Assumption Agreement and documents related thereto. The motion was made by Director Bragg and seconded by Director Keal.

AYES: All

NAYS: None

The motion carried.

Agenda Item No. 7 – Consideration and discussion to move into Executive Session-Executive Session -  
Convene an Executive Session to discuss:

- A. Personnel matter in accordance with Section 551.074 of the Texas Government Code
- B. Legal Issues in accordance with Section 551.071 of the Texas Government Code
- C. Real Estate matters in accordance with Section 551.072 of the Texas Government Code

Agenda Item No. 7 – Adjournment

The motion to adjourn was made by Director Bragg and seconded by Director Keal, the following was recorded:

AYES: All

NAYS: None

Meeting adjourned at 5:18 p.m.

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President, Board of Directors

ATTEST:

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Executive Director/Secretary