LITTLE ROCK HOUSING AUTHORITY (LRHA) / METROPOLITAN HOUSING ALLIANCE (MHA)

SUMMARY MEETING MINUTES

Board of Commissioners Meeting - June 17, 2026

Meeting	LRHA/MHA Board of Commissioners Meeting
Date / Time	Wednesday, June 17, 2026, at 1:00 p.m.
Location	LRHA-MHA Administration Building, 100 Bruce T. Moore Way, Little Rock, Arkansas 72201
Board Members	Donna Wickes, Chair; Sherrod Daniel
Roll Call	Donna Wickes present; Sherrod Daniel absent. Quorum announced.
Source Materials	June 17, 2026 LRHA agenda and combined raw transcript.

Draft Minutes Note
These summary minutes were prepared from the agenda and raw transcript and are intended for review and correction before final approval. Items requiring verification are listed at the end.

1. Call to Order / Roll Call

Chair Donna Wickes called the meeting to order at 1:00 p.m. Dexter Brady conducted roll call. Chair Wickes was present, Commissioner Sherrod Daniel was absent, and a quorum was announced.

2. Approval of Agenda and Minutes

- Chair Wickes stated that she reviewed and approved the agenda for the June 17, 2026 meeting. No separate motion or second was captured in the transcript.
- Chair Wickes stated that she reviewed and approved the minutes from the May 28, 2026 Board Meeting. No separate motion or second was captured in the transcript.

3. Public Participation

Dexter Brady reported that there were no public-participation speakers, either resident attendees or other public attendees.

4. Executive Staff Summary

- Dexter Brady reported that LRHA continues to work in partnership with HUD during receivership and that HUD staff continue to visit sites, meet with residents and employees, and assist with recovery efforts.
- Cynthia Carter discussed resident communication and stated that additional information and FAQs would be provided. Residents may contact the HUD team at hudteam@mhapha.org.
- Mr. Brady recognized Santisha Calhoun for stepping into the interim HCV Director role and recognized Branda Gulley for passing her HCCP exam.
- Mr. Brady reported progress on the $1,000,000 Fortified Roofing Grant through the Federal Home Loan Bank, with bid amendment and contractor selection work moving forward for Madison Heights roof replacement.
- Mr. Brady reported on professional training, upcoming HUD-related requirements, and cash-management policy changes requiring staff preparation.
- Resident-support initiatives discussed included the mobile market, a Minority Health Commission mobile health-services partnership, and Southern Bancorp's resident event and future financial/homeownership/literacy support.

5. Department Reports

Financial Report

Bryant McClellan reported on 2024 audit-related corrective actions, including improved internal controls, reconciliation and financial reporting procedures, Board minutes retention, HUD compliance monitoring, and cash-management procedures. Finance is uploading 2025 audit documentation to Novogradac, targeting completion of the 2025 audit by September 30, 2026, and the 2019 through 2024 audits have been uploaded into the clearinghouse.

Housing Choice Voucher / Section 8

Santisha Calhoun reported that HCV remains focused on stabilizing operations, reducing certification backlogs, and strengthening internal processes. A formal tracking schedule has been implemented to prioritize overdue and high-risk certifications. The department is beginning file sampling using SEMAP indicators, with the first sampling planned for completion by the end of July, and findings will be used for corrections, staff training, and process improvements.

Asset Management / Compliance

Branda Gulley reported continued work to stabilize operations, improve occupancy, accelerate make-readies, and coordinate with maintenance and vendors. She stated that the requested contractor schedule had been submitted, occupancy and aging reports would be emailed the following week, site file reviews would begin July 1, and findings would be reported by the end of July.

Legal Updates

Attorney Mark Stodola reported that the legal report was included in the Board materials. Five cases remain open. The Franklin Daley matter had new activity, with plaintiff's counsel requesting a three-day jury trial date. A trial date had not yet been set, and counsel was hopeful that a settlement demand could be obtained and the matter could be explored for resolution before litigation.

6. Motions, Resolutions, and Votes

Item	Motion / Resolution	Motion and Second	Result
Approval of Agenda	Approve the agenda for the June 17, 2026 meeting.	No separate motion or second captured; Chair stated approval.	Approved.
Approval of Minutes	Approve minutes from the May 28, 2026 Board Meeting.	No separate motion or second captured; Chair stated approval.	Approved.
Resolution #2026-05-26	Authorize and approve Southern Bancorp interest-only payment related to Loan No. 8999152070 in the amount of $25,747.22.	No separate motion or second captured; Chair stated approval.	Approved; payment description should be verified against final signed resolution.
Resolution #2026-06-27	Authorize twelve monthly interest-only payments to Southern Bancorp related to Loan No. [redacted] each not to exceed $26,000, through June 9, 2027.	No separate motion or second captured; Chair stated approval.	Approved.
Resolution #2026-06-28	Authorize execution of contract with Novogradac & Company LLP for financial compliance and audit services pursuant to RFP No. 2026-5 for fiscal years 2025, 2026, and 2027.	No separate motion or second captured; Chair stated approval.	Approved.
Resolution #2026-06-29	Authorize annual renewal and payment to National Fire & Marine Insurance Company for property and general liability insurance at designated properties.	No separate motion or second captured; Chair stated approval.	Approved, not to exceed amount on insurance bill; exact amount should be verified.

8. Adjournment

Chair Wickes adjourned the LRHA Board of Commissioners meeting after the resolutions were approved. The CAHC meeting began at 1:24 p.m.; therefore, the LRHA meeting adjourned at approximately 1:23-1:24 p.m.

Items Recommended for Verification Before Final Approval

- Verify Resolution #2026-05-26 payment description/date against the final signed resolution because the agenda and transcript references should be reconciled.
- Verify the exact amount and property list for Resolution #2026-06-29 against the insurance invoice/final resolution.
- Verify whether formal motion language should be included in the official minutes; the transcript captures Chair approval but no separate motions or seconds.

Donna Wickes, Board Chair

Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION NO.: 2026-05-26

RESOLUTION AUTHORIZING PAYMENT OF AN INTEREST-ONLY PAYMENT TO SOUTHERN BANCORP RELATED TO LOAN NO. 8999152070

BE IT RESOLVED, that at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas d/b/a Metropolitan Housing Alliance (MHA), held on May 28, 2026, the Board of Commissioners considered the authorization of an interest-only payment to Southern Bancorp; and

WHEREAS, the Authority maintains an account or financing relationship with Southern Bancorp, identified in the supporting account activity as Loan No. 8999152070; and

WHEREAS, the supporting account activity reflects a principal advance in the amount of $4,600,000.00, with an effective date of April 9, 2026; and

WHEREAS, the supporting account activity reflects an interest payment in the amount of **$25,747.22, dated June 9, 2026**, related to Account LN 8999152070; and

WHEREAS, the Board of Commissioners desires to authorize payment of the interest-only amount due to Southern Bancorp, without approving any additional principal payment at this time; and

WHEREAS, the Board finds that timely payment of the interest-only obligation is necessary to support the Authority's financial obligations, preserve the Authority's banking relationship, and maintain continuity of agency operations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS D/B/A METROPOLITAN HOUSING ALLIANCE THAT:

The Board of Commissioners hereby authorizes and approves payment to **Southern Bancorp** in the amount of **$25,747.22** as an interest-only payment related to Loan No. 8999152070.

BE IT FURTHER RESOLVED, that to the extent the interest-only payment has already been processed in order to meet payment deadlines, the Board hereby ratifies and approves such payment as an authorized obligation of the Authority.

BE IT FURTHER RESOLVED, that the Interim Executive Director, Executive Director, Chief Financial Officer, or other authorized Authority staff are hereby authorized to take all necessary actions to process, remit, and document the interest-only payment to Southern Bancorp and execute any related documents, subject to budget availability, applicable internal controls, and legal review as necessary.

Commissioner CHAIR WICKES moved for the adoption of this resolution.

Commissioner SHERROD seconded the motion and upon the roll call the following votes were recorded:

RESOLUTION NO.: 2026-05-26

RECORD OF VOTE:

Board Member	**YES**	**NO**
Daniel Sherrod	✓	
Donna Wickes, Chair	✓	

IN WITNESS WHEREOF, each of the undersigned has hereunto set his/her hand of Authority this **17th day of June 2026.**

CERTIFICATION

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of Commissioners of the Little Rock Housing Authority on this **17th day of June 2026.**

Donna Wickes, Chairman

Dexter Brady

Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION NO.: 2026-06-27

RESOLUTION AUTHORIZING TWELVE MONTHLY INTEREST-ONLY PAYMENTS TO SOUTHERN BANCORP RELATED TO ACCOUNT NO. 8999152070, EACH PAYMENT NOT TO EXCEED $26,000.00

BE IT RESOLVED, that at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas d/b/a Metropolitan Housing Alliance (MHA), held on June 17th, 2026, the Board of Commissioners considered the authorization of recurring monthly interest-only payments to Southern Bancorp; and

WHEREAS, the Authority maintains an account or financing relationship with Southern Bancorp, identified in the supporting account activity as Loan No. 8999152070; and

WHEREAS, the supporting account activity reflects a principal advance in the amount of $4,600,000.00, with an effective date of April 9, 2026; and

WHEREAS, the supporting account activity reflects an interest-only payment amount of $25,747.00 per amortization schedule related to Loan No. 8999152070; and

WHEREAS, the Board of Commissioners desires to authorize recurring monthly interest-only payments to Southern Bancorp for a twelve-month period beginning July 9, 2026, and continuing through June 9, 2027, in the actual monthly amount billed or otherwise due, provided that no individual monthly interest-only payment shall exceed $26,000.00 without separate Board authorization; and

WHEREAS, this authorization is limited to interest-only obligations related to Loan No. 8999152070 and does not authorize any principal payment, loan modification, renewal, additional advance, fee, or other obligation unless separately approved as required; and

WHEREAS, the Board finds that timely payment of the interest-only obligations is necessary to support the Authority's financial obligations, preserve the Authority's banking relationship, and maintain continuity of agency operations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS D/B/A METROPOLITAN HOUSING ALLIANCE THAT:

The Board of Commissioners hereby authorizes and approves payment to Southern Bancorp of monthly interest-only payments related to Loan No. 8999152070 for the twelve-month period beginning July 9, 2026, and continuing through June 9, 2027, in the actual monthly amount billed or otherwise due, provided that each monthly payment shall not exceed $26,000.00.

BE IT FURTHER RESOLVED, that the total amount authorized under this Resolution shall not exceed $312,000.00 for the twelve-month authorization period unless separately approved by the Board of Commissioners.

BE IT FURTHER RESOLVED, that the authorized interest-only payment dates are as follows:

Payment No.	Payment Date	Authorized Purpose	Maximum Monthly Amount
1	July 9, 2026	Interest-only payment	$26,000.00
2	August 9, 2026	Interest-only payment	$26,000.00
3	September 9, 2026	Interest-only payment	$26,000.00
4	October 9, 2026	Interest-only payment	$26,000.00
5	November 9, 2026	Interest-only payment	$26,000.00
6	December 9, 2026	Interest-only payment	$26,000.00
7	January 9, 2027	Interest-only payment	$26,000.00
8	February 9, 2027	Interest-only payment	$26,000.00
9	March 9, 2027	Interest-only payment	$26,000.00
10	April 9, 2027	Interest-only payment	$26,000.00
11	May 9, 2027	Interest-only payment	$26,000.00
12	June 9, 2027	Interest-only payment	$26,000.00

BE IT FURTHER RESOLVED, that if any payment date falls on a weekend, holiday, or non-business day, authorized staff may process the payment on the next available business day or otherwise in accordance with Southern Bancorp billing instructions, applicable internal controls, and budget availability.

BE IT FURTHER RESOLVED, that the Interim Executive Director, Executive Director, Chief Financial Officer, or other authorized Authority staff are hereby authorized to take all necessary actions to process, remit, and document the interest-only payments to Southern Bancorp and execute any related documents, subject to budget availability, applicable internal controls, and legal review as necessary.

Commissioner Chair DONNA Wickes moved for the adoption of this resolution.

Commissioner Chair DONNA Wickes seconded the motion and upon the roll call the following votes were recorded:

RECORD OF VOTE:

Board Member	YES	NO	
Daniel Sherrod			ABSENT
Donna Wickes, Chair	✓		

RESOLUTION NO.: 2026-06-27

IN WITNESS WHEREOF, each of the undersigned has hereunto set his/her hand of Authority this **17th day of June 2026.**

CERTIFICATION

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of Commissioners of the Little Rock Housing Authority on this **17th day of June 2026.**

Donna Wickes, Chairman

Dexter Brady, Interim Executive Director

RESOLUTION NO.: 2026-06-27

Payment Number	Payment Date	Payment Month/Year	Days	Total Payment Amount	Interest	Principal	Principal Balance
1	5/9/2026	05/26	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
2	6/9/2026	06/26	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
3	7/9/2026	07/26	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
4	8/9/2026	08/26	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
5	9/9/2026	09/26	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
6	10/9/2026	10/26	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
7	11/9/2026	11/26	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
8	12/9/2026	12/26	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
9	1/9/2027	01/27	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
10	2/9/2027	02/27	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
11	3/9/2027	03/27	28	$23,255.56	$23,255.56	$0.00	$4,600,000.00
12	4/9/2027	04/27	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
13	5/9/2027	05/27	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
14	6/9/2027	06/27	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
15	7/9/2027	07/27	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
16	8/9/2027	08/27	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
17	9/9/2027	09/27	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
18	10/9/2027	10/27	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
19	11/9/2027	11/27	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
20	12/9/2027	12/27	30	$24,916.67	$24,916.67	$0.00	$4,600,000.00
21	1/9/2028	01/28	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
22	2/9/2028	02/28	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
23	3/9/2028	03/28	29	$24,086.11	$24,086.11	$0.00	$4,600,000.00
24	4/9/2028	04/28	31	$25,747.22	$25,747.22	$0.00	$4,600,000.00
25	5/9/2028	05/28	30	$34,553.54	$24,916.67	$9,636.87	$4,590,363.13
26	6/9/2028	06/28	31	$34,553.54	$25,693.28	$8,860.26	$4,581,502.87
27	7/9/2028	07/28	30	$34,553.54	$24,816.47	$9,737.07	$4,571,765.80
28	8/9/2028	08/28	31	$34,553.54	$25,589.19	$8,964.35	$4,562,801.45
29	9/9/2028	09/28	31	$34,553.54	$25,539.01	$9,014.53	$4,553,786.92
30	10/9/2028	10/28	30	$34,553.54	$24,666.35	$9,887.19	$4,543,899.73
31	11/9/2028	11/28	31	$34,553.54	$25,433.22	$9,120.32	$4,534,779.41
32	12/9/2028	12/28	30	$34,553.54	$24,563.39	$9,990.15	$4,524,789.26
33	1/9/2029	01/29	31	$34,553.54	$25,326.25	$9,227.29	$4,515,561.97
34	2/9/2029	02/29	31	$34,553.54	$25,274.60	$9,278.94	$4,506,283.03
35	3/9/2029	03/29	28	$34,553.54	$22,781.76	$11,771.78	$4,494,511.25
36	**4/9/2029**	**04/29**	**31**	**$4,519,668.03**	**$25,156.78**	**$4,494,511.25**	**$0.00**

RESOLUTIONS

LRHA
LITTLE ROCK HOUSING AUTHORITY

RESOLUTION NO.: 2026-06-28

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH NOVOGRADAC & COMPANY LLP TO PROVIDE FINANCIAL COMPLIANCE AND AUDIT SERVICES PURSUANT TO RFP NO. 2026-05

BE IT RESOLVED, that, at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas d/b/a Metropolitan Housing Alliance (MHA), held on June 17th, 2026, the Board of Commissioners considered approval and execution of a contract for financial compliance and audit services; and

WHEREAS, the Authority issued **Request for Proposals No. 2026-05 for Financial Compliance and Audit Services** and selected Novogradac & Company LLP to provide financial compliance and audit services for the Authority; and

WHEREAS, the proposed contract is identified as Contract No. / Job No. 1612 and covers audit services for FY 2025, FY 2026, and FY 2027, with two optional one-year extensions available at LRHA's discretion; and

WHEREAS, the proposed total base contract amount is **$277,155.00**, fixed not-to-exceed by fiscal year unless modified in writing, with annual base fees and required deliverable schedules set forth in the contract; and

WHEREAS, the contract requires audit deliverables including draft financial statements, final financial statements, and submission of audited financial statements to REAC according to the year-specific schedules stated in the contract; and

WHEREAS, the contract will become effective only upon final execution by both parties following Board approval and completion of required procurement, budget, insurance, licensing, and legal review requirements; and

WHEREAS, the Board finds that execution of the contract is necessary to support the Authority's financial reporting, audit completion, compliance obligations, HUD/REAC submissions, and related financial oversight.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS D/B/A METROPOLITAN HOUSING ALLIANCE THAT:

The Board of Commissioners hereby approves and authorizes execution of the **Financial Compliance and Audit Services** contract with **Novogradac & Company LLP** pursuant to **RFP No. 2026-05** and Contract No. / Job No. **1612**, in substantially the form presented to the Board, for a total base contract amount not to exceed **$277,155.00** for the FY 2025, FY 2026, and FY 2027 audits, subject to final terms, required documentation, budget availability, applicable procurement requirements, and legal review.

BE IT FURTHER RESOLVED, that Dexter Brady, Interim Executive Director, or the Executive Director, Chief Financial Officer, or other authorized Authority representative is hereby authorized

RESOLUTION NO.: 2026-06-28

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to execute the contract and any related documents necessary to carry out this Resolution, including attachments, engagement letters, certifications, notices, and administrative documents.

BE IT FURTHER RESOLVED, that authorized Authority staff are directed to complete all necessary administrative steps to finalize the agreement, maintain the procurement and contract file, verify required insurance/licensing and debarment/SAM documentation, and oversee contract administration and deliverable compliance.

Commissioner CHAIR WICKES moved for the adoption of this resolution.

Commissioner CHAIR WICKES seconded the motion and upon the roll call the following votes were recorded:

RECORD OF VOTE:

Board Member	**YES**	**NO**	
Daniel Sherrod			ABSENT
Donna Wickes, Chair	✓		

IN WITNESS WHEREOF, each of the undersigned has hereunto set his/her hand of Authority this **17th day of June 2026.**

CERTIFICATION

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of Commissioners of the Little Rock Housing Authority on this **17th day of June 2026.**

Donna Wickes, Chairman

Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION 2026-06-29

A RESOLUTION AUTHORIZING THE ANNUAL RENEWAL AND PAYMENT TO NATIONAL FIRE & MARINE INS. CO. FOR PROPERTY AND GENERAL LIABILITY INSURANCE COVERAGE SERVICES AT DESIGNATED PROPERTIES

BE IT RESOLVED, that at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock ("LRHA"), Arkansas held on June 17, 2026, the Board of Commissioners did make the following decision and request staff to act as follows:

WHEREAS, due to the necessity of maintaining continuous and adequate insurance coverage for all Agency-owned and managed properties, LRHA must take all reasonable and prudent measures to secure and maintain property and liability insurance in accordance with applicable federal regulations, lender requirements, contractual obligations, and Agency standards; and

WHEREAS, LRHA has identified the need for renewal insurance coverage services for the cost breakdown; and

- Neighborhood Stabilization Property 2 (NSP2) – $38,931.36
    - Property Insurance – $34,467.68
    - General Liability – $4,463.68

WHEREAS, the NSP2 portfolio consists of eleven (11) residential sites comprised of nine (9) duplex properties and two (2) single-family residences, containing a total of twenty (20) dwelling units, as more particularly described in *Exhibit A* attached hereto and incorporated herein by reference; and;

WHEREAS, NATIONAL FIRE & MARINE INS. CO has been identified as a qualified, responsive and responsible provider capable of providing the required insurance coverage services in accordance with HUD standards; and

WHEREAS, these services were procured through a brokerage firm, Gleason Insurance LLC: and

WHEREAS, all procurement actions shall be conducted in accordance with applicable federal regulations, including 2 CFR Part 200 and the contract amounts are determined to be fair and reasonable and within budgetary limits for the insurance coverage services; and

WHEREAS, the Interim Executive Director, or assigned designee, is authorized to enter into agreements with NATIONAL FIRE & MARINE INS. CO for insurance coverage services at the following sites, in an aggregate amount not to exceed Thirty-Eight Thousand Nine Hundred Thirty-One Dollars and Thirty-Six Cents ($38,931.36).

NOW THEREFORE BE IT RESOLVED THAT THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS THAT:

The Board of Commissioners hereby authorizes payment to NATIONAL FIRE & MARINE INS. CO for insurance coverage services for the properties identified herein, in the respective amounts set forth above, subject to the availability of funds and compliance with all applicable federal requirements, including 2

CFR Part 200, and LRHA procurement policies, and further authorizes the Interim Executive Director, or designee, to execute any and all necessary documents required to carry out the intent of this Resolution.

Commissioner CHAIR WICKES moved to adopt this resolution.

Commissioner CHAIR WICKES seconded the motion and upon roll call the following vote was recorded:

Ayes: Commissioner(s) ______________________

Nays: Commissioner(s) ______________________

Absent: Commissioner(s) SHERROD

Abstain: Commissioner(s) ______________________

IN WITNESS WHEREOF, each of the undersigned has hereunto set their hand on behalf of the Housing Authority this 17th day of June 2026.

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Donna Wickes, Chairman

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Dexter Brady, Interim Executive Director

Exhibit A

RESOLUTION 2026-06-29

3100 West 11th Street

1006 Rice Street

1102 Woodrow Street

1804 Marshall Street

1505 & 1503 Schiller Street

3118 West 14th Street

3112 West 11th Street

3114 West 11th Street

1315 Allis Street

1110 Woodrow Street

3115 West 17th Street