# MINUTES

LRHA
LITTLE ROCK HOUSING AUTHORITY

# MINUTES - LRHA/MHA Special Board Meeting

**Wednesday, September 30, 2026 | 5:00 p.m. CT**

**LRHA Administration Building, 100 Bruce T. Moore Way, Little Rock, Arkansas 72201**

Prepared from the meeting agenda and raw transcript; submitted for review and final approval.

## 1. Call to Order

Co-Chair, Daniel Sherrod, called the special meeting to order at approximately 5:01 p.m.

Before the call to order, participants made audiovisual and remote-attendance checks. City Director Virgil Miller was noted as present. LRHA CFO, Bryant McClellan, attended remotely. LRHA Interim Executive Director, Dexter Brady, in-person attendance. HCV Ops & Development Manager, Jada Johnson, in-person attendance.

## 2. Commissioner Roll Call

During roll call, Co-Chair Sherrod stated, "I am here."

## 3. Approval of the Agenda

Co-Chair Sherrod stated that the agenda would include resolutions A, B, and C — 2026-09-37, 2026-09-38, and 2026-09-39 — and that Resolution 2026-09-40 would be tabled.

## 4. Resolutions

### a. Resolution 2026-09-37 — Approve the LRHA Annual Plan for 2027

The resolution was read into the record. It described the annual PHA planning and HUD submission requirement; agency goals, objectives, operational priorities, housing operations and development, resident services, capital improvements, and community partnerships. The resolution also referred to applicable revisions to the Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP). Its operative provision authorized the Executive Director to adopt and submit the 2027 Annual Plan.

Co-Chair Sherrod invited comments; none were expressed. For the record, Co-Chair Sherrod noted that the formal public meeting occurred September 23, 2026, following resident engagement meetings beginning July 21 at Madison Heights I–III and NSP II and concluding August 12 at Parris Towers.

***Co-Chair Sherrod stated, "motion, second and approved."***

### b. Resolution 2026-09-38 — Approve the FY 2025 Audit

The resolution stated that Novogradac & Company LLP conducted the independent FY 2025 audit and referred to the agency's annual audited-financial-data submission requirement,

with the September 30 deadline for its December 31 fiscal year-end. The operative provision approved the FY 2025 audit.

In discussion, Bryant McClellan described differing audit opinions across financial statement components: a qualified opinion on the statement of net position; a disclaimer on revenues, expenses and cash flows; an unmodified (clean) opinion concerning component units; an adverse opinion concerning HCV; and a disclaimer for public housing.

Interim Executive Director Dexter Brady reported that staff had reviewed 13 audit items and were beginning an action plan to make corrections. Co-Chair Sherrod expressed dissatisfaction with the audit results, noting 13 findings for FY 2025 and three findings remaining open from FY 2024, while acknowledging that the audit was being submitted on time.

***Co-Chair Sherrod stated, "motion, second and approved."***

### c. Resolution 2026-09-39 — Authorize Payment to Novogradac & Company LLP for the FY 2025 Audit

The resolution identified Contract No. 1612, procurement RFP 202605, and prior Board approval under a resolution number read as 2026-05-24. It described the FY 2025 audit service period as January 1 through December 31, 2025, and indicated that contract section B.7 calls for payment within 30 days after receipt and approval of a proper invoice.

This resolution authorizes payment to Novogradac & Company LLP in an amount not to exceed $89,940.00 for the FY 2025 audit, charged to accounting code 10-900-4171-5.

When invited to comment, Bryant McClellan and Dexter Brady stated that they had no comments. Co-Chair Sherrod thanked Novogradac for completing the audit and commented critically on the cost in light of the findings.

***Co-Chair Sherrod stated, "motion, second and approved."***

### d. Resolution 2026-09-40 — OCAF Rent Adjustments for RAD Properties

The agenda identified this as the resolution approving Operating Cost Adjustment Factor (OCAF) rent adjustments for Rental Assistance Demonstration (RAD) properties.

***Co-Chair Sherrod stated that this resolution is tabled.***

## 5. Audience Comments and Adjournment

After the resolutions, Co-Chair Sherrod asked whether anyone in the audience wished to speak. City Director Virgil Miller suggested that the completed audit be communicated to the Little Rock mayor and City Board of Directors, possibly by email, letter, or in-person report,

emphasizing the importance of communicating the completion and approval of the audit and past-practice concerns.

Co-Chair Sherrod directed that the FY 2025 audit be posted to the LRHA website by the following day. Christy Bain confirmed that it would be posted the following day.

***Co-Chair Sherrod announced adjournment at 5:13 p.m., and stated, "motion, second and approved adjournment."***

(NOTE: Discussion after the stated adjournment also referenced copying the mayor and city board, but those remarks are not treated as an additional formal Board action.)

Greg Jungman (Nov 9, 2026 07:26:41 CST)

**Greg Jungman, Chair**

**Dexter Brady, Interim Executive Director**

# RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

**RESOLUTION NO. 2026-09-37**

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**RESOLUTION TO APPROVE THE LITTLE ROCK HOUSING AUTHORITY ANNUAL PLAN FOR 2027**

**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 ("LRHA") held **September 30, 2026,** the Board of Commissioners made the following decision and request staff to take action:

**WHEREAS,** pursuant to 24 CFR § 903.5(b), the Little Rock Housing Authority ("LRHA") is required to submit its Annual PHA Plan to the U.S. Department of Housing and Urban Development ("HUD"), with subsequent Annual Plans due no later than 75 days prior to the commencement of the PHA's fiscal year, to satisfy HUD's annual planning and submission requirements; and

**WHEREAS,** as part of the Annual PHA Plan, LRHA establishes its goals, objectives, and strategies for the upcoming fiscal year, including planned actions and improvements intended to address the Agency's operational and programmatic priorities; an

**WHEREAS**, the Annual Plan identifies the policies, programs, and activities the Agency intends to undertake in furtherance of its mission, including, but not limited to, housing operations and development, resident services, capital improvements, and partnerships with community organizations; and

**WHEREAS**, the Little Rock Housing Authority has prepared its 2027 Annual Plan, including applicable revisions to the Housing Choice Voucher (HCV) Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP), and has determined that the 2027 Annual Plan and associated policy revisions are in the best interests of the Agency and the residents and families it serves.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK ARKANSAS (LRHA) THAT**:

The Board of Commissioners hereby approves and authorizes the Executive Director to adopt and submit the Annual Plan for Fiscal Year 2027.

**PASSED AND ADOPTED** by the Board of Commissioners of the Housing Authority of the City of Little Rock on the **30th day of September 2026.**

Commissioner DANIEL SHERROD seconded the motion and upon roll call the following vote was recorded:

Ayes: Commissioners DANIEL SHERROD

Absence: Commissioners _____

**RESOLUTION NO. 2026-09-37**

Abstain: Commissioners_____

Nays: Commissioners_____

**IN WITNESS WHEREOF,** each of the undersigned has hereunto said his hand of the Authority this **30th day of September 2026.**

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**Daniel Sherrod, Co-Board Chair/HUD Recovery**

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**ATTEST: Dexter Brady, Secretary**

**RESOLUTION NO. 2026-09-38**

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**RESOLUTION TO APPROVE THE FY 2025 AUDIT**

**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 ("LRHA") held **September 30, 2026**, the Board of Commissioners made the following decision and request staff to take action:

**WHEREAS,** Novogradac & Company LLP, conducted LRHA's Independent Public Audit; and

**WHEREAS,** all PHAs must submit their audited financial data on an annual basis no later than 9 months after the PHA's fiscal year end, in accordance with the Single Audit Act and 2 CFR part 200, subpart F; and

**WHEREAS**, LRHA has a fiscal year end of December 31 and must submit their audited financial data no later than September 30th of a given year.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK ARKANSAS (LRHA) THAT**:

The Board of Commissioners hereby approves FY 2025 Audit.

**PASSED AND ADOPTED** by the Board of Commissioners of the Housing Authority of the City of Little Rock on the **30th day of September 2026.**

Commissioner DANIEL SHERROD seconded the motion and upon roll call the following vote was recorded:

Ayes: Commissioners DANIEL SHERROD

Absence: Commissioners _____

Abstain: Commissioners _____

Nays: Commissioners _____

**IN WITNESS WHEREOF,** each of the undersigned has hereunto said his hand of the Authority this **30th day of September 2026.**

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**Daniel Sherrod, Co-Board Chair/HUD Recovery**

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**ATTEST: Dexter Brady, Secretary**

**RESOLUTION NO. 2026-09-39**

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## RESOLUTION TO AUTHORIZE PAYMENT TO NOVOGRADAC & COMPANY LLP FOR THE FY 2025 AUDIT

**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 ("LRHA") held **September 30, 2026,** the Board of Commissioners made the following decision and request staff to take action:

**WHEREAS,** LRHA awarded Contract No. 1612 to Novogradac & Company LLP for Financial Compliance and Audit Services under RFP #2026-05, as approved by Board Resolution No. 2026-05-24; and

**WHEREAS,** the contract establishes a fixed not-to-exceed fee of $89,940.00 for the FY 2025 audit, covering the service period of January 1, 2025, through December 31, 2025; and

**WHEREAS,** Novogradac & Company LLP has conducted LRHA's FY 2025 Independent Public Audit in accordance with the contract; and

**WHEREAS,** Section B.7 of the contract provides that payment shall be made within thirty (30) days after receipt and approval of a proper invoice.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK ARKANSAS (LRHA) THAT**:

The Board of Commissioners hereby authorizes payment to Novogradac & Company LLP in an amount not to exceed $89,940.00 for the FY 2025 audit, in accordance with Contract No. 1612 and upon receipt and approval of a proper invoice, to be charged to accounting code 10 900 4171 5.

**PASSED AND ADOPTED** by the Board of Commissioners of the Housing Authority of the City of Little Rock on the **30th day of September 2026**.

Commissioner DANIEL SHERROD seconded the motion and upon roll call the following vote was recorded:

Ayes: Commissioners_____

Absence: Commissioners_____

Abstain: Commissioners_____

Nays: Commissioners_____

**IN WITNESS WHEREOF,** each of the undersigned has hereunto said his hand of the Authority this **30th day of September 2026**.

**Daniel Sherrod, Co-Board Chair/HUD Recovery**

**ATTEST: Dexter Brady, Secretary**