

HOUSING AUTHORITY OF THE CITY OF LAREDO

Regular Board of Commissioners Meeting

2000 San Francisco Avenue

Administration Building Conference Room 1st Floor

Laredo, Texas 78040

Thursday, November 20, 2014

12:00 Noon

A-14-R-5

MINUTES

November 20, 2014

1. **OATH OF OFFICE FOR COMMISSIONER: HECTOR NOYOLA:** Chairman Bruni invited everyone attending to please stand for Oath of Office reading from Mr. Hector J. Noyola. Mr. Noyola read his oath of office. He stated he was happy to be part of the board and will work for the betterment of the community. Board members, Executive Director and staff welcomed him to the Laredo Housing Authority.
2. **CALL TO ORDER:** Chairman Bruni called the meeting to order at 12:00 P.M.
3. **ROLL CALL AND DECLARATION OF QUORUM:** Roll call and declaration of quorum by Laura Llanes, Executive Director.

Commissioners Present

Chairman Raymond A. Bruni
Vice-Chairman Hector J. Noyola
Commissioner Joe Aranda
Commissioner Martha Castro
Commissioner Robert Simpson

Commissioners Absent

Staff Attending

Laura Llanes, Executive Director
Luis Calderon, Interim Assistant Director
Mary De La Rosa, Executive Secretary
Bulmaro Cruz, Public Housing Director

4. **CITIZENS COMMENTS:**

This is the opportunity for visitors and guest to address the Board of Commissioners on any issue. The Board may not discuss any presented issue, nor may any action be taken on any issues at this time (Texas Attorney General Opinion-JC-0169). There were no citizen's comments.

5. **ACTION ITEMS:**

A. Discussion and possible action to elect a Vice-Chairman to the Laredo Housing Authority Board of Commissioners.

Chairman Bruni made a motion to nominate Hector J. Noyola for Vice-Chairman. Commissioner Simpson seconded the motion. The motion was approved.

B. Discussion and possible action to approve the minutes for June 26, 2014.

Vice-Chairman Noyola made a motion to approve the minutes for June 26, 2014.

Commissioner Aranda seconded the motion.

The motion was approved.

C. Discussion and possible action to authorize the Executive Director to enter into a contract with a Retail Electric Provider for electric service to meet the electricity requirements of all Housing Authority of the City of Laredo Accounts. Provided services would begin on the first meter reading on or after November 19, 2014 and adopt Resolution No. 14-R-18.

Bulmaro Cruz, Housing Director reported the agency received three Requests for Proposals to enter into a contract for providing electricity for all of its accounts. This involves providing service to all of the agencies buildings. The agency has approximately (57) electric services identifiers on the AEP Texas Central delivery system. The housing authority seeks a company that can provide a reliable supply of electricity, associated services and a high level of customer service. The pricing options submitted by REP's are very competitive and pricing options have been submitted for various contract terms. The vendors who submitted their proposals were: Direct Energy, Reliant Energy, and Just Energy. Bulmaro Cruz informed the board the recommendation to award Direct Energy.

Commissioner Simpson stated he would recommendation (60) months to lock in the amount they have quoted. He previously made a survey of electric providers and came to the conclusion it was better to have the rate locked for (60) months in case there was a rise in the rates.

Commissioner Noyola made a motion to approve the item.

Commissioner Aranda seconded the motion.

The motion was approved.

Commissioner Noyola made a motion to enter into Executive Session.

Commissioner Aranda seconded the motion.

The motion was approved.

Board entered into Executive Session at 12:11 p.m.

Board returned from Executive Session at 12:50 p.m.

Chairman Bruni replied there was no action taken.

D. Discussion and possible action to approve addendum to Memorandum of Understanding for Affordable Housing Development (Casa Verde Apartments).

Vice- Noyola made a motion to approve the agenda item.

Vice-Chairman Simpson seconded the motion.

The motion was approved.

E. Discussion and possible action to approve engagement letter for Apolonio Flores to serve as Consultant/Advisor for development of the Stone Oaks Apartments with Low Income Housing Tax Credits.

Commissioner Aranda made a motion to approve the agenda item.
Commissioner Castro seconded the motion.
The motion was approved.

F. Discussion and possible action to approve engagement letter for Apolonio Flores to serve as Consultant/Advisor for development of the Casa Verde Apartments with Low Income Housing Tax Credits.

Commissioner Noyola made a motion to approve the item.
Commissioner Aranda seconded the motion.
The motion was approved.

G. Discussion and possible action to approve an addendum to the Executive Director's employment contract.

Commissioner Noyola made a motion to approve an addendum to the employment contract and make the following changes in Article (2) to the following:

No. (1) to be \$105,000.00

No. (2) to be \$110,000.00

No. (3) to be \$115,000.00

Vice-Chairman Simpson seconded the motion.

Motion was approved.

6. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE

A. Discussion of real estate acquisition and disposition for affordable housing all current and prospective assets may be discussed. As authorized by the Texas Government Code Sections 551.072 (deliberations about real property).

B. The Board of Commissioners of the Housing Authority of the City of Laredo reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code Sections 551.071 (consultation with attorneys), 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).

1. Amendment to Executive Director's contract.

Commissioner Noyola made a motion to approve an addendum to the employment contract and make the following changes in Article (2) to the following:

No. (1) to be \$105,000.00

No. (2) to be \$110,000.00

No. (3) to be \$115,000.00

Vice-Chairman Simpson seconded the motion.

Motion was approved.

7. ITEMS OF COMMUNITY INTEREST:

(Note: These items may include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees, or other citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee; and announcements involving imminent threats to the public health and safety of the city. No specific items will be listed under this section, and no discussion or action will take place.) No community interest information at this moment.

An invitation was extended to the Board of Commissioners to attend the Laredo Housing Authority Thanksgiving Luncheon taking place on Wednesday, November 26, 2014 @12:00 at the Guadalupe Community Center.

- 8. ADJOURNMENT:** Commissioner Aranda made a motion to adjourn.
Vice-Chairman Simpson seconded the motion.
Motion was approved.
Meeting adjourned at 12:58 P.M.



Raymond A. Bruni, Chairman



Laura Llanes, Executive Director