

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
February 26, 2014 @12:00 P.M.

A-14-R-1

MINUTES

February 26, 2014

1. **CALL TO ORDER:** The meeting was called to order by Chairman Raymond A. Bruni at 12:00 P. M.
2. **ROLL CALL AND DECLARATION OF QUORUM:** Roll call and declaration by Laura Llanes, Executive Director/Secretary.

Board Members Present

Raymond A. Bruni, Board Chairman
Dr. Henry Carranza, Vice-Chairman
Johnny Amaya, Commissioner
Martha Castro, Commissioner
Robert Simpson, Commissioner

Board Members Absent

Staff Present

Laura Llanes, Executive Director
Jennifer Barrientos, Administration
Jose Collazo, Resident Services Coordinator
Bulmaro Cruz, Public Housing Director
Mary De La Rosa, Executive Secretary
Elizabeth Martinez, Section 8 Administrator
Melissa Ortiz, Director of Finance
Ramiro Perez Jr., Purchase Agent
Alfonso Treviño, Capital Fund Modernization Coordinator
Saul Zambrano, Bookkeeper II
Ruperto Valenzuela, Capital Fund Foreman

LHA Tenants

Sara Rodriguez, Russell Terrace President Council
Gabriela Lopez, Russell Terrace tenant
Clara Guevara, A. M. Lozano tenant

3. **CONSENT AGENDA:** (All items in the Consent Agenda may be approved with a single motion. A Commissioner may request any item to be withdrawn from the Consent Agenda to be considered individually).
 - A. Discussion of the minutes for: November 20, 2013 and December 20, 2013.
 - B. Discussion and possible action to approve a continuance of the current Public Housing Utility Allowance Schedules effective March 1, 2014 and adopt Resolution No. 14-R-1.

C. Discussion and possible action to approve a continuance of the current Section 8 Housing Choice Voucher Program Utility Allowance Schedules effective March 1, 2014 and adopt Resolution No. 14-R-2.

Commissioner Simpson made a motion to approve the Consent Agenda items.
Commissioner Amaya seconded the motion.
The motion was approved.

4. ACTION ITEMS:

A. Discussion and possible action to award the purchase of forty-five (45) shower stalls for Carlos Richter to Morrison Supply Company for having the only price as specified by the Invitation for Bids.

Laura Llanes informed bids packets were issued to: Morrison, Lowe's, and Best Bath for this invitation. However, Lowe's and Best buy did not submit their bids.

Melissa Ortiz, Director of Finance reported the recommendation to award the bid to Morrison Supply Company for having the only price as specified by the Request for Purchase bid for a total of \$90,913.00.

Commissioner Simpson inquired if the amount of \$2,000.00 was a high price for the shower stalls.

Alfonso Treviño, CFP Coordinator responded the amount included: all parts, materials related to installing the shower stalls but does not include the cost of labor.

Chairman Bruni made a motion to approve the item.
Commissioner Simpson seconded the motion.
The motion passed.

B. Discussion and possible action to award the purchase of two hundred and fifty (250) metal doors and metal door frames for Colonia Guadalupe to South Central Hardware for having the lowest price as specified by the Invitation for Bids.

Melissa Ortiz, Director of Finance reported the agency received three (3) bids: Dr. Ike's 134,250.00, Lowes 118,217.000, South Central Hardware \$95,000.00 being the lowest bid.

Commissioner Simpson asked if all the doors would be the same.

Alfonso Treviño stated they would all be the same doors with the same specifications as indicated in the Request for Purchase bid.

Chairman Bruni inquired if this was the recommendation.

Melissa Ortiz stated this was her recommendation.

Commissioner Simpson moved to approve the item.
Commissioner Amaya seconded the motion.
The motion passed.

C. Discussion and possible action to approve the selection of an interested party for window replacement at Colonia Guadalupe Public Housing Development and to authorize the

Executive Director to negotiate and execute any necessary documents associated with the window replacement at Colonia Guadalupe Public Housing.

Laura Llanes reported the Board of Commissioners were being handed copies of the comparisons in prices for the window replacements. She stated the agency's Capital Fund Department is funded by Capital Fund Grants would also be able to compete in the bidding for the replacement of the windows at Colonia Guadalupe. The cost for one of the vendors was \$533,333 for (582) windows, whereas with Capital Fund Program the cost was \$231,273 for (756) windows reflecting a substantial difference.

Commissioner Amaya inquired if the program has enough personnel to undergo the project.

Alfonso Trevino, CFP Coordinator stated his crew consists of nineteen (19) men. Two (2) men would be assigned in a time frame of three hundred (300) days and would be sufficient time to finish the project.

Laura Llanes stated this staff is currently with the agency and the number of staff has diminished from fifty (50) to nineteen (19) thru attrition. She stated the agency time frame to obligate this item is two (2) years. She also introduced Rupuerto Valenzuela who was recently promoted to foreman who oversees the crew and assigns the men to the different job sites to assure that they maintain the time frame allocated for the work items.

Commissioner Simpson made a motion to approve the item.

Commissioner Amaya seconded the motion.

Motion passed.

- D. Discussion and possible action to authorize the Board Chairman and the Executive Director to be signors on the General Depository and Investments Accounts, and in the absence of the Board Chairman, the Vice-Chairman is authorized and to adopt Resolution No. 14-R- 3.**

Commissioner Amaya made a motion to approve the item.

Commissioner Castro seconded the motion.

Motion passed.

- E. Discussion and possible action to approve Resolution No. 14-R-4 authorizing the Housing Authority of the City of Laredo to (A) submit applications to the Department of Housing and Urban Development ("HUD") for approval of mixed finance proposals for the Ana Maria Lozano and Stone Oaks Apartments; (B) Enter into a ground lease; and (C) take such other steps as the Housing Authority deems necessary to facilitate the financing of the projects and approving such other action necessary or convenient to carry out this resolution.**

Chairman Bruni stated this item involved demolition of 88-units at Ana Maria Lozano and 100-units from Russell Terrace. He stated residents from both projects were present and wanted to express their opinions and opposition to the demolishments.

Ana Maria Lozano Resident Ms. Clara Guevara stated she had spoken to Dr. Tom Vaughan from Rio Grande International Study Center had performed a study of the soil where the new apartment complex would be built on Mines Road. The study revealed the soil was contaminated due to a smelter plant that was located in that area. The contamination had seeped into the soil and water in that vicinity. She also stated she had spoken to City Councilmen Jorge Vera to voice her concerns. Ms. Guevara emphasized this would not be in the best interest or health of the residents therefore she and other Lozano residents were opposed to the demolition and transferring of the tenants to the new site on Mines Road.

Sara Rodriguez, Russell Terrace Resident Council President and resident, expressed their project has undergone new drainage, new floors, and shower stalls. She also informed the residents from all the housing authority projects are invited annually to attend the Annual Public Hearing Meeting at Senior Home where residents express and voice the needs of their projects. She also along with residents from Russell Terrace is opposed to the demolition of Russell Terrace and having to move to the Mines Road complex.

Oralia Lopez, Russell Terrace resident, stated her electric bill on a monthly basis would be for the amount of \$260.00. She filled out an application for the Weatherization Project that was being conducted at Russell Terrace. Her complete house was weatherized from the windows to the doors and since then her utility bill has been \$60.00. She stated are these are improvements that have been done to the projects and would seem waste of money if they were torn down.

Laura Llanes stated this Weatherization Project was to help the residents lower their utility bills and has been a huge success.

Laura Llanes stated the actual figure is to demolish 88-units at Lozano and replace with 100-units but only 12 units would be additional. At Russell Terrace demolish 100-units and construct 110 but only 10 units would be additional.

Laura Llanes also stated that not all the residents would qualify for the conversion of Public Housing to the Tax Credit Units. Some of the rents would increase from \$6.00 and some to \$200.00. Another factor is the resident would have to pass a rental history background check. At Lozano 60% of the residents fail to pay their rent on time. At Russell Terrace 30% failed to pay their rent on time. This is ten (10) days after the rent is due. The rent for the LHA is due on the 1st of each month. These are all factors that worked against the residents.

Commissioner Simpson expressed in his opinion that the project are not falling apart or in deplorable conditions. The agency and the residents just have to keep up with the maintenance of the projects. Also the added units is not sufficient for the amount that is being proposed \$12,000.000 for only (12) additional units after demolishment and fails on the cost aspect. Mr. Simpson also said that the displacement of the families is not a viable solution. He stated that with all these factors he cannot support this project.

Commissioner Amaya stated he also would not be in favor of moving the tenants to that location for health and safety reasons.

Vice-Chairman Carranza concurred with Commissioner Simpson's views in making a final decision on a project of this capacity. He commented the City of Laredo needs to progress and not regress. He stated, Laura Llanes, Executive Director has strived to better the lives of the residents of the housing authority. Vice-Chairman Carranza commented when you take on a large project like these one the majority of the time it will be beneficial but also some will also be affected. One of the reasons he stated for building towards the Mines Road is due to the progress of the new golf course.

Commissioner Castro had no comment.

Commissioner Simpson made a motion not to approve the motion.
All in favor of not approving the resolution (Bruni, Amaya, Castro, and Simpson)
Vice-Chairman Carranza abstained.
The motion failed.

5. 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).

6. Discussion and possible action to give authority to the Laredo Housing Authority Board of Commissioners to take actions to proceed with future 2015 Tax Credit Applications involving Laredo Housing Authority.

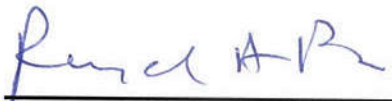
Laura Llanes proceeded to state all the decisions regarding the tax credit projects were directed by the Executive Director. With this action item the directive will be taken by the Board of Commissioners.

Commissioner Simpson made a motion to approve the item.
Vice-Chairman Carranza seconded the motion.
The motion passed.

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.)

- 7. ADJOURNMENT:** Vice-Chairman Carranza moved to adjourn.
Commissioner Simpson seconded the motion.
The motion passed.
Meeting adjourned at 12:35 p.m.



RAYMOND A. BRUNI, CHAIRMAN



LAURA LLANES, EXECUTIVE DIRECTOR