

# HOUSING AUTHORITY OF THE CITY OF LAREDO

## Special Board of Commissioners Meeting

2000 San Francisco Avenue

Administration Building

Conference Room 1<sup>st</sup> Floor

Laredo, Texas 78040

May, 27, 2014 @12:00 Noon

A-14-S-2

MINUTES

May 27, 2014

1. **CALL TO ORDER:** Chairman Bruni called the meeting to order at 12:00 Noon.
2. **ROLL CALL AND DECLARATION OF QUORUM:** Roll call and declaration of quorum by Laura Llanes, Executive Director.

### Commissioners Present

Raymond A. Bruni, Board Chairman

Johnny Amaya, Commissioner

Martha Castro, Commissioner

Robert Simpson, Commissioner

### Commissioners Absent

Dr. Henry Carranza, Vice-Chairman

### Staff Present

Laura Llanes, Executive Director

Melissa Ortiz, Director of Finance

Elizabeth Martinez, Section 8 Administrator

Ramiro Perez, Purchasing Agent

Luis Calderon, MIS Coordinator

Mary De La Rosa, Executive Secretary

Jose Flores, Russell Terrace Foreman

### 3. ACTION ITEMS:

- A. **Discussion and possible action to approve minutes for meeting on March 26, 2014 and Special Meeting April 11, 2014.**

Commissioner Amaya made a motion to approve the as stated.

Commissioner Simpson seconded the motion.

Motion passed.

- B. **Discussion and possible action to approve and certify the Section 8 Management Assessment Program (SEMAP) for Fiscal Year ending March 31, 2014 and authorize the Executive Director to submit the SEMAP Certification to the U. S. Department of Housing & Urban Development (HUD) by May 30, 2014 and adopt Resolution No. 14-R-9.**

Commissioner Amaya made a motion to approve the agenda item.

Commissioner Simpson seconded the motion.

Motion passed.

- C. **Discussion and possible action to approve adopting the Public Housing Flat Rent Schedule effective August 1, 2014 and adopt Resolution No. 14-R-10.**

Commissioner Amaya made a motion to table the agenda item.

Commissioner Simpson seconded the motion.

Motion passed.

Item was tabled.

**D. Discussion and possible action to award Pest & Termite Control Services to the lowest bidder as specified by the Request for Proposals.**

Ramiro Perez stated Asash was awarded the last bid for approximately \$8,460.00 but was only for interior fumigation of the units. Asash once again came in with the lowest bid for \$11,020.00 but is including the interior and exterior of the units. He had wanted to include the terminate services also but the cost was too high at 40,000.

Jose Flores, Foreman at Russell Terrace stated out of the 200 units at that project only 8 are requiring the terminate treatment. He mentioned the storage rooms which are located at the rear of the unit on the outside are the requiring the treatment not all the storage rooms.

Commissioner Amaya made a motion to approve awarding only the fumigation services contract to Asash Pest Control for interior and exterior fumigation for the amount of \$11,020.00. Commissioner Simpson seconded the motion.  
Motion passed.

**E. Discussion and possible action to amend the FY 2014-2015 Housing Choice Voucher Budget to include the use of \$5,900 from the Administrative Reserves.**

Commissioner Amaya made a motion to approve the item.  
Commissioner Castro seconded the motion.  
Motion passed.

Laura Llanes informed she had signed off on all the documents pertaining to the River Bank Village Apartments and will inform the Board of Commissioners when the ground breaking will take place at a future date. Also for the Ana Maria Lozano Project the demolishing of 88 units to build 100 units would only be an additional 12 units. Those 12 units the tenants would not have met qualification for assistance and displacing 53 families. For the Stone Oaks Apartments, the application was turned in and if passed with tax credits they can revisit and discuss future possibilities.

**4. 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).

**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.)

Commissioner Amaya informed he will be hosting a Bowling Tournament at Jett Bowl on Thursday, May, 29, 2014 @ 6:00 to fund scholarships for 29 low-income students.

5. **ADJOURNMENT:** Commissioner Amaya made a motion to adjourn.  
Commissioner Simpson seconded the motion.  
Motion passed  
Meeting adjourned at 12:19 p. m.



---

**RAYMOND BRUNI**  
**BOARD CHAIRMAN**



---

**LAURA LLANES**  
**EXECUTIVE DIRECTOR**