

Housing Authority of the City of Laredo

Regular

Board of Commissioners Meeting

LHA Board Room

2000 San Francisco Ave.

Laredo, Texas 78040

Friday, June 16, 2017

4:30 p.m.

A-17-R-6

Minutes

June 16, 2017

1. **CALL TO ORDER** Chairman Ceballos called the meeting to order at 4:36 p.m.
2. **PLEDGE OF ALLEGIANCE** Maria Hernandez, Assistant Director of Housing Management, led them in the recital of the pledge.
3. **ROLL CALL AND DECLARATION OF QUORUM**

Commissioners Present

Jose L. Ceballos, Chairman
Anita Guerra, Commissioner
Gina Magallanes, Commissioner
Dr. Marisela Rodriguez, Commissioner

Commissioners Absent

Dr. Sergio Garza, Vice-Chairman

Staff Present

Melissa Ortiz, Acting/Interim Executive Director
Christy Ramos, Administrative Assistant
Alma Mata, Modernization Coordinator
Frank Lopez, Procurement Officer
Jennifer Barrientos, Interim Section 8 Administrator
Cesar Vasquez, Human Resources Manager
Maria Hernandez, Assistant Director of Housing Management
Roberto Pena, IT Coordinator
Mauricio Del Barrio, Director of Finance
Jose Collazo, Special Projects Coordinator
Bulmaro Cruz, Director of Modernization and Development
Alina Rios, Quality Control
Alfonso Trevino, CFP Coordinator
Attorney Doug Poneck
Attorney Ricardo De Anda

Others Present

Rosa Rios, Central Resident Council President

4. **CHAIRMAN'S COMMENTS**

Chairman Ceballos mentioned he did not have any particular comments, but would like to thank all The Housing Authority staff that worked on the homeless related efforts for the Section 8 waiting list and mentioned he knew that getting prepared for it would be a lot of work and added that as a team they had developed a policy that came to the Board to create preferences for admitting homeless into our waiting list and then eventually getting preferences, which was a long process, probably eight to ten months and it involved some community stakeholders. He said he knew the effort of collecting the individuals that would be added to the list, probably involved even more people in the community, but a lot of it were staff; therefore he wanted to thank everybody involved for having worked on it and he was wondering if the data was already in and was looking forward to see it because it would be an interesting thing to see and actually would want to discuss it.

Chairman Ceballos stated they would not take any action, but wanted to comment under Chairman's comments that they could document three or four families or individuals with video so that they could teach others and also inform the public by creating awareness and maybe following the persons and do a story or chronology. He added that with Bethany House they did work like that because they seek United Way funding and it was a way to tell the story, so he wanted to see if everybody would be in agreement. It could be done administratively, and follow them if they would give permission, it could be somebody who would be living in a car or at the Bethany House courtyard and they would decide to follow them and interview them and also in video so that our community could be informed.

Chairman Ceballos mentioned that over lunch somebody had looked at him very ugly because there was a homeless person living in a tent on IH 35, they looked at him as if the homeless person was his, and he thought it would be because people associated the homeless with him, probably because he was the one who would react when homeless persons get removed. He added that the Sames dealership is right across the problem and it would not be pleasant to look at it and would not be good for the owners to deal with it and added that he agreed, but also that it was a social problem that belonged to everybody.

Chairman Ceballos suggested that if they would admit some in Section 8 or Public Housing, they could select three or four of them and have somebody follow them from the point where they were to when they get them into a housing unit and maybe create video stories that could be shared with the community. He also stated that nobody lives in a tent and hopefully never does and added that they could create positive success stories for the work that would be done at housing and asked the Board if they had any comments, whether they thought it would be worth. Commissioner Dr. Rodriguez confirmed.

Chairman Ceballos stated that he had not met the person he was referring to but would be going by that weekend to meet him, he said he would see him often because he drives by all the time and mentioned it was not the plea he would make to let people live in public places and he thought it could be someone they already counted and was wondering how many persons had been counted. He was confirmed 90 persons had been counted in one day and were specifically waiting list admissions that were homeless in some way either at a shelter or on the street. Chairman Ceballos mentioned that if the Board would like to do it, he would talk to Ms. Ortiz, and added that they would not need action now, they would bring it back for

approval later and he was also wondering how successful that could be; the community would need to come in with other services because they would only provide them with housing, but they might also need mental health or substance abuse treatment services in order for it to be successful. Chairman Ceballos added that they would also need to follow up, it would be important to pick a single male or a single female, a family with kids, and maybe a traditional family and interview them, with their permission. He also thanked the people involved in this project and for attending the sessions.

5. CITIZENS COMMENTS

This is the opportunity for visitors and guests 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. There will be a 3-minute limitation per speaker. (Texas Attorney General Opinion-JC-0169)

A. Presentation of proposed amendment its Section 8 Administrative Plan to the 2017 Annual and/or Five Year Plan and acceptance of any public comments.

Chairman Ceballos stated this item was added because they would open a public comment period for the proposed amendment to the Section 8 Administrative Plan and would have a hearing, traditionally only the Resident Councils would come as they did with Russell Terrace so he would ask Ms. Ortiz and the residents service staff to present the amendment after the next meeting and to make sure they submit comments that be made part of the hearing, which would be July 31, 2017 at 9 a.m. and added that the hearings were traditionally very fast and he suggested they would want to have a Board meeting on that day, which was confirmed the Board would be meeting July 31 too.

Chairman Ceballos mentioned they would go through the amendment later on the agenda and asked if they had any comments and said he just wanted to put it in for the record and they should see the item on the administrative plan if they have other meetings and added that traditionally it is through the resident councils and he asked when the next meeting for the Central Resident Council would be, which was confirmed for the following Monday. Chairman Ceballos asked Mr. Collazo to make sure they include this item on their agenda so he could describe to them, it would be covered later in the meeting related to Russell Terrace.

Chairman Ceballos stated that there being no comments on item 5A, they would be moving to item 6A.

6. APPROVAL OF MINUTES

A. Approval of minutes for Board of Commissioners meeting on April 28, 2017.

Chairman Ceballos entertained a motion to approve the minutes.

Commissioner Ms. Guerra motioned to accept the minutes.
Chairman Ceballos seconded the motion.
Motion passed unanimously.

7. PRESENTATION BY CENTRAL RESIDENT COUNCIL

Ms. Rios, Resident Council president, presented to the Board and mentioned they were very grateful to have the LISD food program at all the resident councils and also for the opportunity to authorize them to take the applications for the homeless at Bethany House and said they made 37 applications, and thanked the Board for considering that project.

Chairman Ceballos thanked Ms. Rios for her presentation and also thanked on behalf of the Board those who participated in the project.

8. PRESENTATIONS (No Action to be taken)

A. Executive Director's Report

Ms. Ortiz presented to the Board and stated that for the month of May the number of visits was still high for housing 542 regular families and elderly families; senior families they had 318 and Farm Labor they had 7 applicants. Ms. Ortiz mentioned they had some events at the Senior Citizens Home which were ongoing and for the Section 8, she said the numbers for the waiting list were 385 which did not include the homeless event they had the previous month because they were in the process of finalizing the numbers with our partners, sometimes they are homeless and would say they were getting services somewhere and would not be the case, so hopefully they would get the numbers that week.

Chairman Ceballos asked if all the MOU's with the agencies were done. Ms. Ortiz confirmed and stated she believed there were three or four that had been executed. Chairman Ceballos asked which were those and Ms. Ortiz mentioned they were Casa Misericordia, Bethany House, Scan and also Holding and said they would need more participation and were still trying to get more responses. Chairman Ceballos mentioned that one of the points on preferences was that if they receive support services from an agency, they would have to have an MOU with us so that someone just did not walk in and would get one point and ultimately it was up to them to accept an MOU. Chairman Ceballos stated he had a concern with Cavalry Center, those smaller places or half way houses, as a homeless person and said if the client comes they can approach those entities when they come for an MOU and said the two main ones were Bethany House and Casa de Misericordia.

Ms. Ortiz mentioned that management had been going through these professional development trainings and said they met with LISD on the 19th and were able to meet with 20 families from the Russell Terrace development and the LISD from the Student Services department and mentioned it was very successful. Ms. Ortiz added that Ms. Barrientos, her staff and Alma Mata had done a great job trying to accommodate them

and it took at the most three hours to meet with all the families, and from all those families, she said, they already had one that submitted an RTA to move.

Chairman Ceballos asked Ms. Ortiz to explain the process and why they were coming in. Ms. Ortiz explained they were coming in because they wanted to stay in the school boundary wherever their child goes to Sanchez Ochoa so they wanted to stay in that area so their child would continue to go to the same school and that was the purpose of having LISD work with the families and work with our staff to make sure they would continue to go to the school they would like to go.

Chairman Ceballos stated so that the district would not lose the revenue. Ms. Ortiz said that at the same time they were registering for the upcoming school year, there were three families that said they wanted to come back to the school, so that was something positive.

Chairman Ceballos mentioned he had gone to the Superintendent, he was asked by some of the Trustees to go present to the Board and had done so the week before and said it had been very positive, he presented to their Business and Support Service Committee, the President of the Board, three or four Trustees and the Superintendent, and said it was very positive in terms of the commitment for the project and they thanked him for the job and really preserving the 200 units. He added that they would lose some students that would go to Lozano, but also the District had the option to approach USD if they wanted to keep those students and enter into an agreement, or still try to encourage them some other way. Chairman Ceballos stated they also discussed payment in lieu of taxes and he said the conversation was positive to contribute to Russell Terrace and informed that Attorney De Anda would be following up to get them to sign the agreement where we dedicate our payments in lieu of taxes to Russell Terrace which was about \$800,000.00 and he mentioned they would not need to come back to get approval from the Board; he did not feel there were any concerns, at least from that group, for their contribution in PILOT funds to Russell Terrace.

Commissioner Dr. Rodriguez thanked Chairman Ceballos for going and presenting to LISD and stated it was a very positive meeting.

Chairman Ceballos asked for update on the Asherton and Lozano's inspections.

Ms. Ortiz mentioned the inspections had been done the previous week, Asherton's assessment was a one day event and the score was 78C and Lozano was 79C and mentioned there were some items that had been overlooked. Chairman Ceballos stated that at the next meeting they would look at what areas they need to focus on so they would direct funding to it and said that at Lozano they had explained some of the points that were lost, which had been a problem for ever, the way the window air conditioners were placed and secured was a big safety item, they secured them in the window, but during the winter they would take them off and then they would put them back and if they would not be secured properly they would get knocked as an

entity and added that in our defense there were certain things we cannot really control and our maintenance staff would try and check every single one of them, but they could not really control when people would put them on and would take them off and they could happen to be unsecure. Bulmaro Cruz mentioned he had been talking to Ms. Ortiz in reference to making an appeal. Chairman Ceballos agreed on making an appeal and asked Mr. Cruz about the likelihood of that affecting the performance percentage wise, whether it would affect the performance rating. Mr. Cruz stated it should not affect too much. Chairman Ceballos stated they would figure that at the next meeting and recommended to appeal the window issue and if there were any basis to appeal on the Asherton issues, to go ahead and appeal too, he added it would not hurt to appeal.

Chairman Ceballos mentioned he had been talking to Ms. Ortiz about the need to build more expertise on technical knowledge sight evaluation so that when the staff would go out they would actually look for grading issues and maybe everybody needed to get trained on how to evaluate some of the simple technical issues and mentioned he wondered whether a Manager would know the function of the culvert that is on sidewalks for drainage, like in Asherton, the flooding issues related to maintenance so if the Manager oversees our maintenance and maintenance would not be doing their job, sometimes it could be because the Manager does not realize he was not maintaining the curbs that are meant to let the water flow thru and said that half of the issues in Asherton related to maintenance issues. Technical knowledge would help so that staff would know the basics and when they would go do a random review Managers would be able see minor issues and not having to call maintenance, and prevent getting sanctioned later, like a window being closed and secured correctly, the thresholds, the door knobs, whether Managers know the difference between and interior door knob and an exterior door knob; therefore, he had encouraged Ms. Ortiz to look into getting technical training because it would help them. For a tripping hazard they would lose 3 points, and it would not only be the responsibility of maintenance or the Manager, but it should be everybody's responsibility, anybody that would see a tripping hazard, should mark it and call it in and have somebody repair it, so if staff would be trained, they would be very helpful.

Commissioner Dr. Rodriguez suggested that it was important for staff to understand the evaluation tour because there might be some terms they might not be familiar with so she would like to see what trainings or resources they would need in preparation for those inspections and she would also like to see the recap on Asherton in reference to the different items they had previously talked about like the outsourcing and other issues. Chairman Ceballos asked if all the projects had ever been inspected all at once. Mr. Cruz confirmed. Chairman Ceballos asked it that was problematic and Mr. Cruz confirmed.

Chairman Ceballos asked if there were any questions.

Maria Hernandez, Assistant Director of Housing Management, mentioned that in reference to inspections she did not want to make any excuses, but that in Asherton 6

points taken off was due to a broken beer bottle in the back of one of the units and in Carlos Richter it was the warehouse fence that was missing some iron rods and that took off 7 points. Chairman Ceballos asked how they had done in Carlos Richter. Ms. Hernandez responded it was good with very few deficiencies. Chairman Ceballos asked if it had been the same inspector, Ms. Hernandez confirmed and added that she would set up some preventive maintenance for the employees and would have a checklist. Chairman Ceballos asked if they had ever had a pre inspection, a third party pre inspection. Ms. Hernandez confirmed. Chairman Ceballos recommended the inspectors hired for Section 8 could also be procured for the REAC inspections.

9. ACTION ITEMS

A. Discussion and possible action related to The Nelrod Company Salary Comparability Study.

Cesar Vasquez, Human Resources Manager, presented to the Board and provided a salary study showing an analysis of job titles and where they stand in our local area compared to other entities the same size we are, showing the minimum salary that should be earned at the entry level and a maximum salary for someone that has experience. He also presented a salary scale which shows the salary a person should be earning at entry level or step 1 and then as experience would be taken into consideration they would go into steps 2, 3, or 4 depending on the position and it would be maxed out at step 13 and stated these scales should be good for three or four years and they would adjust the table when another salary study would be prepared. Chairman Ceballos asked if job descriptions were included. Mr. Vasquez replied job descriptions would be ready the following week. Chairman Ceballos asked if the study also had an organization chart. Mr. Vasquez mentioned they had a preliminary organization chart but some adjustments needed to be made due to certain positions being placed under the wrong departments. Chairman Ceballos suggested to wait until a finished product would be presented for Commissioners review hoping that once HUD provides the rate of funding, they would decide on a final chart. Chairman Ceballos wondered how Nelrod had come up with these charts. Mr. Vasquez mentioned comparisons had been made with other housing agencies in Texas. Chairman Ceballos asked if Mr. Vasquez would find out if they had looked at Corpus and Brownsville for comparison because Chairman Ceballos considered Corpus rates in general had been low for some time and considered Corpus and Brownsville would be more comparable because they were also Nelrod's clients. Mr. Vasquez confirmed and said the study was presented to inform the Board and see what financial impact it would have and especially depending on the budget they would get from HUD.

Chairman Ceballos requested information on Section 8 and stated he wanted to take his time to consider the lowest paid staff in Section 8 because he thought giving 5% or 10% increase would not be much to someone that had a low salary and he would also want to look at the job descriptions. Mr. Vasquez informed they would have the job descriptions ready the following week and other items with misinformation that were

sent back to make the changes so that when they present them to the Board they would have the correct amounts with solid figures.

Chairman Ceballos asked the Board when they would like to finalize the comparability, whether they would like to wait to the end of July to see if HUD would release some guidance and added he would like to wait, but wanted to know what the Board would like to do. Commissioner Dr. Rodriguez stated if they were to adopt it, would they know what to do in order to balance the budget. Ms. Ortiz mentioned the budget would be increased by 12%. Chairman Ceballos asked if they had made an analysis as to what step people would be. Mr. Vasquez responded that 90% of the people were either close to or below what the standard was for the position. Chairman Ceballos asked if they were placed in the step based on the years of service. Ms. Vasquez confirmed and added that it was also based on the job description. Ms. Ortiz mentioned they had another report that showed what step each person was and added most employees were at step 1. Commissioner Dr. Rodriguez asked how employees were placed on the scale. Mr. Vasquez explained that Step 1 was considered at entry level, like somebody right out of college or high school with no experience, and then step 2 would take into consideration the years of experience, it would be like the way teachers' salaries were set at the school districts. Chairman Ceballos mentioned they also had scenarios where a person's years of service would exceed the steps; therefore, he recommended it would need to be customized and also look at the job description.

Chairman Ceballos asked if they had received any financial guidance on our public operating subsidy and if they had already asked HUD. Ms. Ortiz responded that they had asked but HUD could not tell, basically she said it was just a month to month or two months at the most. Chairman Ceballos stated they needed to work on the steps and find what position people were. Commissioner Ms. Guerra mentioned if she understood correctly there were people that were beyond step 13 but were getting paid as step 1 entry level. Chairman Ceballos confirmed and added that Section 8 was its own program, it could even have its own director and said he perceived the Section 8 Administrator as being top 2 or top 3 and that it was \$6 million budget a year that runs through that department and added they would need to talk to Nelrod about it; they needed to have some basis because in Section 8, the Administrator had Executive responsibilities, they sign documents that commit them that no other department beyond finance does. Chairman Ceballos asked that they circulate the final report once it would be available. Mr. Vasquez confirmed and added that the information had just been brought up to provide an update and said they would still have to schedule a conference with Nelrod to discuss the concerns the Board had.

Chairman Ceballos stated there was no action on this item and thanked Mr. Vasquez for his presentation.

- B.** Discussion and possible action to approve Master Service Agreement with Terracon to conduct Geotechnical Materials Testing and surveying, for agency-wide relevant work,

including soils and materials testing, and a Phase 1 Environmental Survey at the Russell Terrace RAD Project.

Mr. Bulmaro Cruz, Director of Modernization and Development, presented to the Board and stated that on March 17, 2017, the Board awarded the solicitations made for these type of services to Terracon and provided discussion to get a contract approved based on the diversity of services we get from them, he said it was very complicated to do an annual contract and would like it extended to 5 years through a Mater Services Agreement that would provide a task order to Terracon with the type of services they would need and the cost and then they could approve it because at this time every service they get from them, they need to come and ask for approval.

Chairman Ceballos stated that this type of Master Services Agreement was not unusual from a consultancy and Chairman Ceballos referred to Attorney De Anda and said it was his understanding they could not indemnify and under the contract presented it was asking for mutual indemnity so Chairman Ceballos recommended they prepare a new contract making reference to that section, they went over the contract agreement presented in the meeting packet and Chairman Ceballos also made reference to the 30-day cost and asked Mr. Cruz if he had reviewed the agreement. Mr. Cruz stated he was actually looking at the schedule of fees and wanted to make sure the fees were consistent with what they charge the City of Laredo and mentioned the fees were the same they charge the City of Laredo. Chairman Ceballos asked if there were any issues with the fees and Mr. Cruz stated that the representative said the schedule of fees he used were the same fees schedule he used for all public entities in Laredo so Chairman Ceballos added that if they would find something different they would hold the representative accountable.

Chairman Ceballos mentioned, for the Board information, the preliminary draft of Russell Terrace revealed there were some asbestos which prior studies had not revealed and they did not know the extent of the remediation that would be required, some of the asbestos were in the joint compound in the ceilings in some of the units, they were working on a final report and he stated the Rehab units should not be a problem, but on the demolition units, they would come back with the scope of work to remove it safely and then dispose in the landfill, he added they were surprised to see that because they had already done work there on Phase 1 and that was cleared.

Chairman Ceballos motioned to approve Item 9B subject to add the indemnification and subject to our Attorney approving the Form.

Commissioner Ms. Guerra seconded the motion.

Motion passed unanimously.

- C. Discussion and possible action to approve Administrative Plan amendment to the Section 8 Housing Choice Voucher (HCV) Program CHAPTER 24: Non-RAD Section 8 Project Based Voucher Program.

Jennifer Barrientos, Interim Section 8 Administrator, presented to the Board and stated she would present discussion for the possible amendment to the approval on CHAPTER 24: Non RAD Section 8 Project Based Voucher Program and mentioned that on January 13th the Board of Commissioners approved to adopt the Section 8 Housing Choice Voucher Program Administrative Plan and on July 29, 2016, President Obama enacted The Housing Opportunity for Modernization Act for 2016 would become effective as of April 18, 2017, and this law would amend various laws to modify Section 8 and Public Housing programs and currently they did not have any revisions related to this Act so they would like to go ahead and Revise the Chapter 24 which was the Non-RAD Section 8 Project Based Voucher Program to incorporate the changes.

Ms. Barrientos mentioned that as per the Consultant that was helping with Russell Terrace demolition rehab and reconstruction, they would have to add another section known as Provisions as per the attachment of the 38 PBV units to Russell Terrace former public housing units which would adjust the structure owned by the agency. Chairman Ceballos stated that it would give her a policy to work for the 38 units under Project Based RAD. Chairman Ceballos asked if the draft had been prepared by Attorney Solomon. Ms. Barrientos confirmed.

Ms. Barrientos stated some of that would be going to a public hearing, but now this was the change needed to go to the Board and there would be other significant amendments to the Section 8 Administrative Plan including the displacement which would have to go through a public hearing and would also be presented to the Resident Council the following Monday.

Ms. Barrientos mentioned they were also working with the Russell Terrace families and the homeless population and had issued vouchers for the regular Section 8 program waiting list. Chairman Ceballos recommended electronic communication with landlords and Ms. Barrientos added they were working on the landlord portal and would notify landlords. Ms. Barrientos also mentioned they had a landlord list available in the front window, Chairman Ceballos suggested it could be added to the website once landlords had been asked for authorization. Ms. Barrientos informed it was part of the portal which would be ready within a month.

Chairman Ceballos motioned to approve Item 10C. as presented by staff.

Commissioner Dr. Rodriguez seconded the motion.

Motion passed unanimously.

- D.** Discussion and possible action to approve, adopt, and implement the use of Procurement procedures regarding construction contractor bonding and insurance requirements for the Russell Terrace RAD project under the Laredo Housing Facilities Corporation.

Mr. Frank Lopez, Procurement Officer, provided supporting information to the Board including procuring policy on contracts below \$100,000.00 and stated that there were some requirements that needed to be adopted subject to Board recommendation for

the construction related to the Russell Terrace RAD project specifically insurance and bonding requirements. Mr. Lopez stated he was recommending insurance coverage for general commercial liability for licensed trades, a/c, plumbing and electrical for a minimum coverage of \$1,000,000.00. Chairman Ceballos recommended to follow Attorney De Anda recommendation of a minimum \$1,000,000.00 and they would wait on bidders response and come back for review on any adjustment.

Chairman Ceballos motioned to adopt the policy subject to future review.

Commissioner Dr. Rodriguez seconded the motion.

Motion passed unanimously

- E. Discussion and possible action to approve creating and establishing a Public Facilities Corporation.

Chairman Ceballos mentioned Compass Bank had requested establishing a single entity for ownership of Russell Terrace and mentioned the Attorneys recommended to promise the bank that another corporation would be formed to own Russell Terrace.

Chairman Ceballos stated there would not be any action taken at this time.

- F. Discussion and possible action to approve recommendations to fill administrative positions. Possible Closed Session pursuant to Texas Government Code, Section 551.0743.

Chairman Ceballos motioned to go into Executive Session.

Commissioner Anita Guerra seconded the motion.

Motion passed unanimously.

Chairman Ceballos called all Board of Commissioners, Acting/Interim Executive Director Ms. Melissa Ortiz, Attorney Doug Poneck and Attorney Ricardo de Anda to enter into Executive Session.

The Board entered into Executive Session at 5:55 p.m.

The Board returned from Executive Session at 6:26 p.m.

No Action taken in Executive Session.

Chairman Ceballos asked Ms. Ortiz if she was making any recommendation.

Ms. Ortiz stated that for the position of Director of Housing Management position Ms. Ortiz did not make any recommendation, and for the Section 8 Administrator position Ms. Ortiz recommended Ms. Jennifer Barrientos.

Commissioner Dr. Rodriguez motioned to accept Ms. Ortiz recommendation.

**Commissioner Anita Guerra seconded the motion.
Motion passed unanimously.**

Chairman Ceballos congratulated Ms. Barrientos and encouraged her to continue with implementing the regulations and added that she had a lot on her shoulders, that almost half of the agency was her responsibility and added that she had been doing a great job.

EXECUTIVE CLOSED SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE

The Board of Commissioners for the Housing Authority of the City of Laredo reserve the right to adjourn into Executive Closed 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, including 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).

10. ADJOURNMENT

**Commissioner Anita Guerra motioned to adjourn.
Commissioner Dr. Rodriguez seconded the motion.
Motion passed unanimously.**

Meeting adjourned at 6:30 p.m.



Jose L. Ceballos, Chairman



Melissa Ortiz, Acting/Interim Executive Director