

# HOUSING AUTHORITY OF THE CITY OF LAREDO

Regular Board of Commissioners Meeting

2000 San Francisco Avenue

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

Laredo, Texas 78040

September 24, 2014

12:00 Noon

**A-14-R-4**

**MINUTES**

**September 24, 2014**

- 1. CALL TO ORDER:** Chairman Raymond A. Bruni called the meeting to order at 12:00 Noon.
- 2. ROLL CALL AND DECLARATION OF QUORUM:** Roll call and declaration of quorum by Luis, Calderon, Interim Assistant Director. Laura Llanes, Executive Director entered at 12:05 p.m.

### **Commissioners Present**

Raymond A. Bruni, Chairman  
Johnny Amaya, Vice-Chairman  
Joe Aranda-Commissioner  
Martha Castro-Commissioner  
Robert Simpson-Commissioner

### **Commissioners Absent**

### **Staff Present**

Laura Llanes, Executive Director  
Luis Calderon, Interim Assistant Director  
Bulmaro Cruz, Director of Public Housing  
Mary De La Rosa, Executive Secretary  
Melinda Gavilanes, Public Housing Assistant  
Melissa Ortiz, Director of Finance  
Ramiro Perez, Purchase Agent  
Christy Ramos, Administration Clerk

### **3. ACTION ITEMS:**

#### **A. Discussion and possible action to approve minutes for 6/26/2014.**

Vice-Chairman Amaya made a motion to approve the minutes for 6/26/2014.  
Commissioner Aranda seconded the motion.  
Motion approved.

#### **B. Discussion and possible action to adopt and implement the published 2014 Income Limits established for the Housing Choice Voucher Program and the Public Housing Program for Webb County, Dimmit County and Zapata County retroactive July 1, 2014 and adopt Resolution No. 14-R-16.**

Laura Llanes informed HUD is required by law to set income limits that determine the eligibility of applicants for HUD assisted housing programs. The Income Limits is mandated to the Housing Authorities by the Federal Government and are brought to the board for their approval.

Commissioner Aranda made a motion to approve the agenda item.  
Vice-Chairman Amaya seconded the motion.  
Motion approved.

**C. Discussion and possible action to approve and adopt the 2014 Public Housing Maximum Rents effective November 1, 2014 and adopt Resolution No. 14-R-17.**

Laura Llanes informed as required the Housing Authority must comply with regulatory requirements and delineated methodology to establish the maximum rent by unit size based on the 95<sup>th</sup> percentile. She informed the Maximum Rents are utilized the mixed families.

Vice-Chairman Amaya made a motion to approve the agenda item.  
Commissioner Simpson seconded the motion.  
Motion approved.

**D. Discussion and possible action to write-off non-collectable accounts in the amount of \$4,238.65 for vacated units from April 1, 2014 thru September 30, 2014.**

Commissioner Simpson suggested the agency obtain a collection agency to collect on some of the monies.

Laura Llanes, Executive Director informed the non-collectable accounts are due to tenants who have been evicted for non-payment also tenants who have abandoned the units for not being able to pay their rent. The Project Managers have attempted to collect these amounts by sending letters and making telephone call, but very few times are they successful in recovering any amounts due from the tenants. Therefore, it would be difficult to have them collect any monies for the agency.

Commissioner Simpson made a motion to approve the agenda item.  
Commissioner Aranda seconded the motion.  
Motion approved.

**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).

**Chairman Bruni requested a motion to enter into Executive Session.  
Commissioner Aranda seconded the motion.  
Commissioners entered into Executive Session at 12:12 p.m.**

**Commissioner reconvened from Executive Session at 12:39 p.m.  
Chairman Bruni replied there was no action taken.**

**5. Discussion and possible action to approve the sale of Colonia Guadalupe property.**

Chairman Bruni made a motion to reject both bids and not to proceed with the sale of Colonia Guadalupe.

Commissioner Simpson seconded the motion.  
Motion approved.

**6. Discussion and possible action to authorize Executive Director to explore and pursue other funding possibilities for the purpose of rehabilitating/making capital improvements to our developments such as the Capital Funds Finance Program (CFFP), the Operating Funds Financing Program (OFFP) or other funding resources.**

Commissioner Simpson made a motion to approve the agenda item.  
Vice-Chairman Amaya seconded the motion.  
Motion approved.

**7. Discussion and possible action to authorize Executive Director to investigate all necessary actions to pursue South Laredo Development and report all necessary steps required to proceed to the Board for approval.**

Commissioner Simpson made a motion not to pursue the South Development Project.  
Commissioner Aranda seconded the motion.  
Motion approved.

**8. Discussion and possible action to authorize Executive Director to investigate all necessary actions to pursue Meadow Elderly Development and report all necessary steps required to proceed to the Board for approval.**

Commissioner Simpson made a motion to approve the agenda item.  
Commissioner Amaya seconded the motion.  
Motion approved.

**9. Discussion and possible action to pursue purchase or lease of property for the purposes of providing affordable housing.**

Chairman Bruni made a motion to table the agenda item.  
Vice-Chairman Amaya seconded the motion.  
Item was tabled.

**10. 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.)

- 11. ADJOURNMENT:** Vice-Commissioner Amaya made a motion to adjourn the meeting.  
Commissioner Aranda seconded the motion.  
Motion approved.  
Meeting adjourned at 12:42 p.m.

  
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**CHAIRMAN RAYMOND A. BRUNI**

  
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**LAURA LLANES, EXECUTIVE DIRECTOR**