

Housing Authority of the City of Laredo

Regular

Board of Commissioners Meeting

LHA Board Room

2000 San Francisco Ave.

Laredo, Texas 78040

Friday, November 2, 2018

3:00 p.m.

A-18-R-8

Minutes

November 2, 2018

1. **CALL TO ORDER** Chairman Ceballos welcomed everybody present and called the meeting to order at 3:10 p.m.
2. **PLEDGE OF ALLEGIANCE** Chairman Ceballos led them in the recital of the pledge and thanked everybody present for attending the meeting and stated that it would be a short meeting.
3. **ROLL CALL AND DECLARATION OF QUORUM** Ms. Mary Gaona, Executive Director, proceeded with roll call and stated that resident Commissioner Marcela Alvarez was absent.

Commissioners Present

Jose L. Ceballos, Chairman

Dr. Sergio D. Garza, Vice-Chairman

Dr. Marisela Rodriguez, Commissioner

Anita Guerra, Commissioner

Commissioners Absent

Marcela Alvarez, Commissioner

Chairman Ceballos stated, for the record, that Commissioner Alvarez had requested to stay on the Board and that, originally, she had submitted a resignation, but then she communicated with Chairman Ceballos to request to stay on the Board because she thought that she could not serve due to no longer living in public housing and actually, she could serve until being replaced, but she has not been able to attend; therefore, Chairman Ceballos stated that he will make an official request to the Mayor in the following week to appoint someone as her replacement and will inform Commissioner Ms. Alvarez as well.

Staff Present

Mary Gaona, Executive Director

Christy Ramos, Administrative Assistant

Bulmaro Cruz, Project Specific Manager

Rosie Ortiz, Property Manager

Monica Rivera, Property Manager

Esmie Leyva, Property Manager

Bertha Galvan, Interim Director of Section 8

Alma D. Mata, Interim Director of Community & Economic Development

Roberto Peña, Director of IT

Jennifer Barrientos, Interim Finance Director

Rafael Vidaurri, Director of Housing Management
Leticia Sosa, Office Clerk
Esmeralda Martinez, Property Manager
Valeria Cabello, BiblioTech Lab Technician
Jessica Martinez, Program Coordinator
Sara Vicharelli, Leasing Specialist
Tomas Martinez, Facilities Specialist
Attorney Ricardo De Anda
Attorney Doug Poneck (by phone)

Others Present

Rosie Rios, Central Resident Council President
Yolanda Martinez
Rosa Delia Ochoa
Margarita Cisneros
Juan G. Gonzalez

4. CHAIRMAN'S COMMENTS

Chairman Ceballos stated that he did not have any particular comments before the meeting and would continue with the next item.

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)

Chairman Ceballos stated that there were no public comments.

6. APPROVAL OF MINUTES

A. Approval of minutes for Board of Commissioners meeting on September 14, 2018.

Commissioner Dr. Rodriguez moved to accept the minutes as presented.

Chairman Ceballos seconded the motion.

Motion passed unanimously.

7. PRESENTATION BY CENTRAL RESIDENT COUNCIL

Ms. Rosie Rios, President of the Central Resident Council, presented to the Board and stated that they had prepared the packet with the residents requests for the 5-Year Plan and it was submitted to Alma Mata in writing.

8. **PUBLIC HEARING: To receive public comments and input, and close the public hearing period.** Presentation and public comments on the proposed Public Hearing Agency Annual Plan and Five-Year Action Plan for fiscal years 2019-2023, under the Quality Housing and Work Responsibility Act/Housing Reform Act of 1998.

Chairman Ceballos stated that it was part of the annual planning process and mentioned that they had a meeting with the tenant organizations from each project and began to take input and this meeting was, basically, their last opportunity to provide input, although really they could do it until they adopt it which would be December 7, 2018.

Chairman Ceballos informed in Spanish that they would close the hearing once they provide the comments and even after that, if there would be any change or comment they would like to provide, they would be able to do it through Ms. Gaona or the staff and stated that December 7, 2018 would be the final date for the adoption of the official plan and then it would be submitted to HUD.

Chairman Ceballos stated that a lot of the work for the plan was really done last year, so it is just really a matter of fine tuning the requests and the expectations of what they would like to see.

Chairman Ceballos asked Ms. Rios if she would like to add some comments in reference to the plan.

Ms. Rios mentioned that they had already submitted the requests for the planning for Colonia Guadalupe and mentioned that Colonia Guadalupe and South Laredo still do not have representation and stated that Alma Mata already had the information on what they were planning for Colonia Guadalupe and either Ms. Mata or Mr. Cruz would speak or inform them about it. She stated she had the information for Carlos Richter ready to submit and said that Colonias Russell and Lozano were ready and stated that all requests had already been submitted in writing.

Ms. Rios stated that the planning this year was very well organized and they did not have to visit residents because it was well organized by each of the property managers and Ms. Rios together with the Resident Councils cooperated as much as possible hoping that the planning would be successful.

Chairman Ceballos asked Ms. Gaona to provide the projected planning by the periods of activity. Ms. Gaona presented a summary of the planning for the different projects. She stated that she would be talking about 2019 that would probably get approved and would start using it in 2020-2021. For Colonia Guadalupe they would be requesting the continuation of the HVAC which was part of last year plan and it would be the second phase and will also be including that same phase in 2020. Chairman Ceballos asked when the work would begin. Ms. Gaona responded that, more than likely, they would receive it at the end of 2019 and would probably start work items in 2020, but they will start the 2018 grant this year, hopefully before the end of the year they would like to start the first phase which was part of last year's plan and the second phase would probably start right after and they will try to get it approved as soon as they can in order

to continue with the second phase and they will also have it in 2020. Ms. Gaona stated that for Colonia Guadalupe they will also include the dryer hook ups and some landscaping. In Ana Maria Lozano they will be including kitchen cabinets replacements which is phase four and the parking lot addition and will start the HVAC for Carlos Richter. At the Senior Home they will start the sewer line replacement and the electrical upgrade. At South Laredo they are proposing medicine cabinets, exterior paint and parking wheel stops. At Meadow they are proposing caulking, sealant and also some landscaping. Chairman Ceballos asked if the medicine cabinets at South Laredo were a tenant request. Ms. Rios confirmed. Chairman Ceballos mentioned that staff used to request it before, which he considered would not be a priority, but if the tenants were requesting it, then they will include it. Ms. Gaona mentioned that in Asherton they were also requesting the medicine cabinets and the exhaust fans for 2019 which is the first year. Chairman Ceballos asked if 2017 was still being implemented. Ms. Gaona responded that 2017 just got approved the environmentals which is just starting and will continue with the second phase of the electrical that started in Colonia Guadalupe with the 2016 grant and they will go with vanity cabinets at Ana Maria Lozano. Chairman Ceballos mentioned that he had found in the past that the cabinetry work was done to keep staff busy, so he would like for them to double check that it is actually needed and said that the cost is not a large cost, but when they do a lot of them yes, so he recommended for them to double check if it would not be something that staff, very respectfully, would be inserting because there should be other priorities beyond the medicine cabinets, but if it is correct, it would be fine. Ms. Gaona mentioned that they have security lighting at Meadow Acres, interior lighting and sidewalk flatwork in Asherton and they also have the RAD conversion for Meadow Elderly. Chairman Ceballos stated that, hopefully, somebody was taking note so it could be on the record and stated that for Asherton she just read medicine cabinets and yet they have site work and drainage work and to him it does not make sense because they have a lot of drainage work in Asherton. Vice-Chairman Dr. Garza mentioned that it has been a problem since they took over Asherton. Ms. Gaona mentioned that as part of that grant they have appliances and the force account uniforms for staff and they also have the computer lab payroll that comes out of those grants. She also mentioned about the environmentals which just got released last month from the City for 2017 and they are already working on releasing 2018. Chairman Ceballos asked if they had any administrative issues with the late releases. Ms. Gaona stated that they did not.

Chairman Ceballos asked if there were any questions or comments and requested a summary of the items by period be sent to the Board so that they would know that work is being done and to provide it ahead of the next Board meeting. Ms. Gaona confirmed.

Chairman Ceballos asked if anybody wished to comment before they would close the hearing and moved to close the hearing and mentioned that he would continue to invite anybody from the public or the residents to submit any comments post the closure and before the meeting ends.

Chairman Ceballos moved to close the public hearing.

Vice-Chairman Dr. Garza seconded the motion.

Motion passed unanimously.

9. PRESENTATIONS (No Action to be taken)

A. Executive Director's Report

Ms. Gaona mentioned that they had several webinars and trainings on PIC and EIV and mentioned that Chairman Ceballos may recall that they received some new licenses that will be granted to staff, so before being able to get that they needed to go through some training. She stated that they had a staff meeting on October 31st and mentioned that Public Housing has a PIC score of 100 and they had their tenant visits. In regards to the waiting list they have 765 people on the Public Housing waiting list, 367 on the Elderly, 8 on Farm Labor and 9 on the Asherton waiting list. Farm Labor has currently 40 units leased and 8 vacant. They have two people on the waiting list that qualified for a four bedroom and the rest are small bedrooms they do not have, so those people will continue staying on the waiting list until a unit is available that is their size.

Chairman Ceballos asked if it would be possible to coordinate a meeting with the Cesar Chavez Alliance and see if Mr. Bocanegra can help draw up some migrants and asked if they had tried meeting with Mr. Bocanegra before. Mr. Vidaurri, Director of Housing Management, mentioned that they will reach out to Mr. Bocanegra and his organization and that actually he had met with him the previous Saturday at an event and will be meeting with him soon. Chairman Ceballos stated that he had asked Mr. Bocanegra during that event if he had any referrals and stated that they need to try and stated that Attorney De Anda is very well versed on the program because they had some folks that moved out of Farm Labor and one of the challenges that comes up on the legal side is that they evict people that do not qualify or they are moving out, whatever the term or the circumstance, but yet they cannot seem to find enough migrants or farm workers, so they thought about converting the use for some other special population and getting Rural Housing to approve it, but the minute they would do it, that would be the minute somebody would show up saying they have ten tenants, so he wants to make sure they formalize the request to Texas Migrant Council, Cesar Chavez Alliance, Laredo Immigrant Alliance or Texas Rural Legal Aid before they say to Rural Housing that they want to serve this other group or population. Mr. Vidaurri stated that he understood. Chairman Ceballos mentioned that they will be close to making that request.

Ms. Gaona mentioned that she had spoken to Esmie, the Property Manager, who said she only had those two people that qualified for the waiting list and everybody else would have to wait for the bedroom size and Ms. Gaona wanted to see if maybe by speaking to Rural Development to see if they would allow them to put them in a bigger bedroom. Chairman Ceballos stated that he thought it had already been answered that they could do it. Attorney De Anda stated that they can do it, that they do not need to ask permission for that, it would only be if they would be asking to put someone that might not be qualified by not being a farm worker and it they would say they would allow it; then, they might ask them how to proceed about it on how they would choose or qualify the people. Ms. Gaona stated that they may have three families needing a one bedroom unit, but they only have one two-bedroom unit. Chairman Ceballos recommended that to be safe, they would bring it to the Board and let them approve it and they would build a case for each one because for him it does not make sense to have eight units vacant and have 8 on the waiting list, so if there would be a difference between two and three and even one person in a three bedroom unit that is just sitting there, Chairman Ceballos stated

to use it. Attorney De Anda stated that they do not need permission for that; they could just do it. Ms. Gaona mentioned that she was wondering about the permission since they provide the subsidy. Attorney De Anda mentioned that he did not believe one person in a three bedroom, but as long as it makes sense, they would not need to ask permission to do it other than using their own judgement. Chairman Ceballos mentioned that it does not make sense to have them vacant when there are so many people that need housing.

Ms. Gaona mentioned the September tenant accounts receivable had a total of \$12,362 outstanding, actually she said that the \$12,000 was in Farm Labor due to the \$8,000 in the litigation that is still there and it would be removed in October because the tenant has moved out since then and said that they still have litigation in Ana Maria Lozano.

Ms. Gaona stated that the Section 8 PIC score was at 100.96 and in the Section 8 Housing Choice Voucher they have 185 individuals, Zapata has 6, Asherton has 3 and the project based voucher they have 92, in Zapata they currently have 40 housed and in Asherton they have 10. The new hires for the month of September were Mr. Tomas Martinez, Ms. Sara Vicharelli and Mr. Federico Rangel.

Attorney De Anda stated that in the Ana Maria Lozano aged account that is in litigation, he does not believe it is the full amount of \$7,164, but said that a big chunk of that is in the registry of the Court and said that he will find out for them how much it is.

Ms. Gaona mentioned that in October they had Garza Gonzalez auditors on site finalizing the audited submission. In reference to Casa Verde she mentioned that they continue to be 100% leased up through September 28 and in regards to the property at Balcones, they are currently waiting for the scanning services to be done on the property. Chairman Ceballos asked if they had sent out the acknowledgment letter he had recommended to Casa Verde. Ms. Gaona confirmed. Charman Ceballos asked if Ms. Gaona would send him a copy of the acknowledgement and stated that staff at Casa Verde are doing a very good. Ms. Gaona stated that in reference to Los Balcones they were waiting for the scanning services to come in and on the Bernal property they were hoping to go to Planning and Zoning the day before, but they need to change the date because they were not on the agenda for that meeting, it got moved to November 18th.

In reference to BiblioTech, from the last meeting they have included the Harmony MOU and increased the registered users from 174 to 320 and curriculum registered users from 40 to 64. As far as the social media: LHA Facebook, they have 1,920 followers with 1,901 likes and the BiblioTech Facebook has 359 followers with 352 likes.

Ms. Gaona mentioned that on the Russell Terrace project they currently have eight duplexes completed of the 16 on the first block. Chairman Ceballos asked if they were delivered after all. Ms. Gaona responded that two of them were delivered and were still pending 8 for next Friday and that the whole block should be completed for November 9th.

Bulmaro Cruz mentioned that the two duplexes by Plum Street are ready for inspection and the other four duplexes, two by Locust and two by Maryland would be ready by next Friday.

Chairman Ceballos asked if the whole block would be ready the following Friday. Mr. Cruz confirmed. Chairman Ceballos asked if they had seals. Mr. Cruz stated that not yet, that they had requested inspection for October 9th and it did not pass because the inspector was asking for some additional smoke alarms and they are still discussing it with him. Chairman Ceballos asked if it was going to pass the inspection. Mr. Cruz confirmed and stated that they asked for those buildings to be re-inspected and they will do it next week. Chairman Ceballos mentioned that in reference to the smoke detector, the advice or the comment of moving them closer might help them see it as an unnecessary request and recommended Mr. Cruz to discuss it with the inspector. Mr. Cruz stated that it was one of the options when he discussed it with the electrical contractor.

Chairman Ceballos mentioned that in reference to the timeline, they need to speed up the construction and do whatever it takes to speed up and obviously the weather would not allow it before the end of the year, but once they hit good weather they would need to speed up because the demo timeline is going to hurt them and they are going to be super stressed because they have a date for the demo they agreed to with the state, so they need to do whatever they need to do with the team to get them there and stated that they have four project managers working the project which is a lot and the Board understands because anytime they would do rehab, it would be a tough job, in particular where they have residents in and out around them because people live there which makes the project even more complicated, but they should be able to speed up and mentioned about the contractors that might not be mobilizing fast enough to get their crews in which Mr. Cruz needs to get addressed because the Board expects him to make those decisions in order to get to the target, the finish line. Mr. Cruz confirmed. Chairman Ceballos stated that the product is great and he thought all of them had already seen it; otherwise, he encouraged them to walk over and see it before they turn them over because it is a great product and they all should be proud of the work that is being done. Ms. Gaona confirmed and Chairman Ceballos stated that it has been a lot of people involved, a whole team effort, including the Board and everybody, even the tenants too for putting up with construction around them.

Mr. Cruz mentioned that they would like to complete more houses soon and hopefully before the end of the year they would have the whole phase completed. Chairman Ceballos mentioned that in reference to landscaping, there was an item placed on the agenda at City Council and mentioned that a couple of meetings before they talked about the pet policy related to LHA and he received an e-mail from the Mayor a couple of days ago this week about discussing the pet policy because there are some folks that called Councilman San Miguel and although he did not contact neither the Board nor the staff because he did not call Chairman Ceballos, so as soon as Chairman Ceballos found out it was on the agenda he called because it was co-sponsored on supplemental and any supplemental agenda item needs to be co-sponsored and Councilman San Miguel was not able to tell him who had called him to discuss the pet policy, but it was two things: the fee that was raised, apparently it was a very high annual fee, and that they wanted more than one pet to be allowed, so Chairman Ceballos gave Councilman San Miguel the history that they had just gone through the update of the policy which was an old policy that they had updated to discount for elderly and disabled families and also that they had reduced the deposit and said that Councilman San Miguel appreciated the information.

Chairman Ceballos stated that Mr. Vidaurri showed up for that City Council meeting, but did not get a chance to say much actually because they handled the item at the last minute of the meeting, but they did vote to have a resolution to get the Mayor to talk to the Board, so in regards to one pet or two pets, they took kind of a poll formally with the staff and they liked the one pet and mentioned that Mr. Vidaurri makes a good point and gives him credit for it even though he is not sure whether Mr. Vidaurri wants it and said that it puts the focus on the family working on their economic self-sufficiency instead of supporting pets and said that it makes a lot of sense because pets are very expensive to keep. Commissioner Ms. Guerra mentioned that it is a financial responsibility, so Chairman Ceballos mentioned that if they would want to bring that item back and discuss it and see what the rest is doing, they could do it and stated that they had already checked with different housing providers, public and private and said that there are all kinds of variations and at LHA, they are definitely cheaper than the private sector by a lot, very much cheaper, and asked how much was the annual fee for one pet. It was mentioned that it was \$150.00. Chairman Ceballos stated that he thought it was \$90.00. It was confirmed that the annual fee is \$90.00 and the deposit is a one-time payment of \$150.00.

Chairman Ceballos stated that the issue coming up at Russell Terrace is that they are not putting back the fencing and the residents had become used to having the privacy of that area and mentioned that the staff and the residents deserve a lot of credit for getting the pets registered and vaccinated and that he thinks it has been a lot of work for the tenants and a lot of money spent, but he thinks the residents are in a better place than they were a year ago, but they will not be returning to the fencing at Russell Terrace unless the Board feels differently and stated that the design of the public housing development was designed with walkability in the fifties, so they are actually going back to that in today's date to create more walkable area, so once they would see the first block, they will get the sense of it and they will really appreciate it because they are adding a little bit of cost to maintain the area as opposed to them and they are going to like it because they will be getting a new unit, central air and central heat, fully insulated, better insulated than a standard home.

Chairman Ceballos mentioned that going back to the pet policy, they could certainly discuss it and stated that his personal feeling is one or two pets, that personally it does not bother him and the responsibility would be to the site, but two large pets probably does not work because the policy says it is an indoor pet and also there is a qualification for the height of the pet, so if they would want to, they could have a workshop to kind of talk through it. Vice-Chairman Dr. Garza stated that they need to have the workshop and asked if they would keep the fences for the ones that already had fences because if they would allow some it would be like the adage in Spanish "Todos hijos de Dios o Todos hijos del diablo" equality for all and if they would allow some of them, but not for the rest, then it would become a major issue.

Chairman Ceballos stated that the equity would be if they have some projects like Ana Maria Lozano that has fencing and they have Colonia Guadalupe that does not have fencing, they will have to be equitable all throughout and thinks that fencing has maintenance issues for them as an entity and if they would take the fencing down like they are doing at Russell Terrace, they are actually adding additional responsibilities to LHA, but he is in agreement and for the tenants at Russell Terrace, they are actually accommodating them; if they have a large dog they are

going to build a kennel for them, if it is an outside dog even though the policy says that it is an indoor dog they offered this for them and stated that they had so many meetings at Russell Terrace with a lot of staff and a lot of people and 95 to 98 percent of people are happy, and staff can validate it; it is just a handful that are not happy and said that they have offered to build the kennels and he thinks that what the workshop would do is to identify where the kennels are potentially going to be and how they are going to address it and mentioned that they had talked about what the private sector offers which nobody has, except maybe one apartment complex in town, is a doggie wash, so they would be offering that and in the landscaping they are planning to have doggie parks, so they are doing it in the best way possible, so it will be a matter of the tenants getting used to a different layout. Vice-Chairman Dr. Garza stated that he agrees with the kennels, but wondered who would be liable if a dog would get out of a kennel and bites somebody, whether it would be LHA which is his concern. Chairman Ceballos mentioned that he did not know and that they were responsible for implementing the policy. Commissioner Ms. Guerra mentioned that it could be a danger and mentioned that they had tenant problems before, also with fleas going to the neighbors that escalated into something serious, so it would be a problem for the other tenants. Chairman Ceballos mentioned that the problem is that they are duplexes and if they have a dog that is chained up or in the area and has ticks, the ticks would just go to the neighbor through the back door and stated that on the previous incident they had to treat the yard.

Commissioner Dr. Rodriguez mentioned that she does not think it is something they should re-think, that there was a reason why they implemented the policy and with any creation of policy they would need time to assess it and evaluate it, but rethinking it is not her opinion because they based it off facts, resources, safety and health hazards, so she is not in favor of bringing it back; they need to implement the policy, get used to it, end of story until they have ample time to assess it. Chairman Ceballos agreed and stated that they needed to move forward.

10. ACTION ITEMS

A. Discussion and possible action to approve the write-off of non-collectable accounts in the amount of \$10,687.55 for vacated Public Housing and Farm Labor units from April, 2018 through September 30, 2018

Rafael Vidaurri, Director of Housing Management, mentioned that on the total of \$10,687.55 he needed to make a minor amendment to reduce it because he had just been advised by staff that they received a payment of \$163.36 that had come in the previous week and what had happened was that a tenant that had left had applied for housing in another city, so on their system it popped up that they had a balance with us so they were mandated to pay and stated that the system works and they received a reimbursement, so the total, for the record, is now \$10,524.19.

Chairman Ceballos asked about the Asherton tenant with the \$3,000 balance whether she was still a tenant. Mr. Vidaurri mentioned that the tenant had left. Attorney De Anda recommended not to write –off the litigation amount of \$7,000.00. Ms. Gaona stated that it was not part of it because the item was through September 30, 2018 and the tenant had moved out in October.

Mr. Vidaurri mentioned that it was a check they had received within the last week, the deduction is \$163.36 in Farm Labor, so Farm Labor should go from \$974.36 to \$811 and the grand total goes to \$10,524.19.

Vice-Chairman Dr. Garza asked about the Asherton case, whether it was one or two families. Mr. Vidaurri stated that it was two families. Chairman Ceballos stated that it was a lot of months they did not pay and asked what had happened. Mr. Vidaurri stated that the former property manager was no longer there at that site and there was a bit of an issue at that site. Chairman Ceballos asked if they currently had a manager. Mr. Vidaurri responded that they had one starting on Monday, the following week, and said that it is a bit of trouble to find staff there because there are cycles of up and down, sometimes oil and gas isn't looking good and people leave and it is a little hard to find staff and actually the applicant they received would be commuting from Crystal City on a daily basis to the facility and it was the nearest they could get. Vice-Chairman Dr. Garza asked, going back to the Asherton case, if it was a three or four bedroom unit that they were using. Mr. Vidaurri responded that he was not sure if it was a three or four bedroom and that in Asherton all units are either three or four bedrooms.

Chairman Ceballos mentioned that his comment did not relate to that particular case, but that they had almost one third of the units vacant there in Asherton; they have 9 vacancies and stated that they need to push to get them leased and maybe visit the Carrizo Housing Authority to see if they can come up with some agreement even though it is not our service area, but it is a lot of units to keep unleased. Mr. Vidaurri responded that they would do the outreach. Chairman Ceballos requested that for the next couple of months somebody from our staff could go to the City Council meetings and verbalize under public comments inviting the community to apply for those units. Mr. Vidaurri responded that they would. Chairman Ceballos asked if they had a marketing program there because they do have a post office, so everybody goes to the post office and recommended to place some flyers at the post office and have something designed that is nice so they can post it there.

Chairman Ceballos asked if there were any more comments. Vice-Chairman Dr. Garza mentioned that if they look at Amp #3, there is a balance of \$10.00, in Amp #4 there is a balance of \$32.00 and said that everybody has their challenges and asked what a \$10.00 balance was for. Mr. Vidaurri mentioned that on the \$32.00 balance, actually the tenant had passed away. Chairman Ceballos mentioned that tenants usually do not come back and they do not want to know anything, so that is generally what happens.

Chairman Ceballos moved to approve Item 10A as amended for the amount of \$10,524.19. Commissioner Dr. Rodriguez seconded the motion.
Motion passed unanimously.

11. 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).

- A. Consultation with attorney regarding consultant's claims, with possible action.
- B. Discussion with possible action related to Executive Director contract and related employment matters.

Chairman Ceballos moved to take Items 11A and 11B together in executive session.

Vice-Chairman Dr. Garza seconded the motion.

Motion passed unanimously.

Chairman Ceballos called Commissioners present, Executive Director Mary Gaona, Attorney Mr. De Anda, Juan Gonzalez, and Jennifer Barrientos into executive session. Attorney Poneck would be available by phone.

The Board entered into executive session at 3:55 p.m.

The Board reconvened from executive session at 5:44 p.m.

12. ACTION ON ANY CLOSED SESSION ITEM

Chairman Ceballos stated that there was no action taken in executive session on either item.

Chairman Ceballos stated that no action would be taken on Item 11A and in reference to Item 11B he stated that he would make a motion to ask the Executive Director to fill the Executive Administrative job at the earliest.

Chairman Ceballos moved to request Ms. Gaona to fill the Executive Administrative position.

Vice-Chairman Dr. Garza seconded the motion.

Motion passed unanimously.

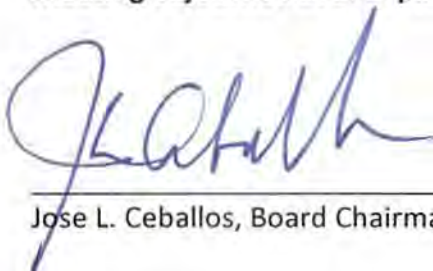
13. ADJOURNMENT

Vice-Chairman Dr. Garza moved to adjourn the meeting.

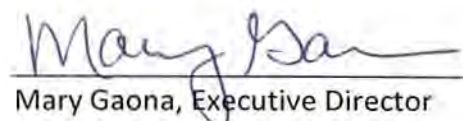
Chairman Ceballos seconded the motion.

Motion passed unanimously.

Meeting adjourned at 5:47 p.m.



Jose L. Ceballos, Board Chairman



Mary Gaona, Executive Director