

Housing Authority of the City of Laredo
Regular Board of Commissioners Meeting

Zoom Video Link:

<https://us02web.zoom.us/j/86999430872>

Call in Number: 1-346-248-7799

Webinar ID: 869 9943 0872

LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040
Friday, June 12, 2020
12:00 P.M.

NOTE: Due to recent COVID-19 health concerns, this meeting will be held by telephonic/video conferencing and the public may join via conference call number or via website provided above.

A-20-R-4

Minutes

June 12, 2020

- 1. CALL TO ORDER** Chairman Ceballos called the meeting to order at 12:10 p.m.
- 2. PLEDGE OF ALLEGIANCE** Chairman Ceballos led them in the recital of the pledge.
- 3. ROLL CALL AND DECLARATION OF QUORUM** Ms. Alma Mata, Executive Director, proceeded with roll call and stated they had a quorum.

Chairman Ceballos thanked everybody for being at the meeting and stated that they should be able to do the meeting within one hour to one hour and 15 minutes and mentioned that he told Vice-Chairman Dr. Garza, since he is traveling, that any item that would require extensive discussion would get tabled so he can concentrate while he is on the road, so he wanted them to make them aware that if they get to an item like that, they would table it and bring it back in the next opportunity.

Commissioners Present

Jose L. Ceballos, Chairman (by zoom)
Dr. Sergio D. Garza, Vice-Chairman (by zoom)
Anita Guerra, Commissioner
Gloria Ann Freeman, Commissioner

Commissioners Absent

Dr. Marisela Rodriguez, Commissioner

Staff Present

Alma D. Mata, Executive Director
Christy Ramos, Administrative Assistant
Jennifer Barrientos, Director of Finance
Robert Peña, IT Director
Melissa Ortiz, Director for Section 8
Ma. De Lourdes Hernandez, Procurement Officer
Jessica Martinez, Resident and Community Services Director
Bulmaro Cruz, Interim Director for Construction Projects Department
Daniel Colina, Accountant

Doug Poneck, Attorney (by zoom)
Ricardo De Anda, Attorney (by zoom)
Mary Gaona, LHA Consultant (by zoom)

Others Present

Rosie Rios, Central Resident Council President

4. 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 the time. There will be a 3-minute limitation per speaker. (Texas Attorney General Opinion-JC-0169)

There were none

5. DISCLOSURE OF CONFLICTS OF INTEREST FOR BOARD OF COMMISSIONERS AND STAFF

Chairman Ceballos asked if there are any disclosures that needed to be made by the staff or the Board. There were none.

Chairman Ceballos, for the record, asked for the people that are also joining in the meeting. Ms. Mata mentioned the names and titles of the persons in the meeting and are listed above under staff present as well as the attorneys and LHA Consultant.

Ms. Mata also mentioned that at this time Commissioner Ms. Guerra is joining the meeting.

6. APPROVAL OF MINUTES

- A. Approval of Minutes for Regular Board of Commissioners meeting on March 30, 2020.

Chairman Ceballos moved to approve minutes for Regular Board of Commissioners meeting on March 30, 2020 as presented.

Commissioner Ms. Freeman seconded the motion.

Motion passed unanimously.

- B. Approval of Minutes for Special Board of Commissioners meeting on May 1, 2020.

Chairman Ceballos moved to approve minutes for Special Board of Commissioners meeting on May 1, 2020 as presented.

Commissioner Ms. Freeman seconded the motion.

Motion passed unanimously.

7. PRESENTATION BY CENTRAL RESIDENT COUNCIL

Rosie Rios, Central Resident Council President, presented to the Board and stated that they are just waiting to be able to hold their regular meetings and be able to be in contact. Chairman Ceballos mentioned that the sound was not good, so Ms. Rios mentioned that they suspended the meetings since March and they were just hoping to have their regular meetings as soon as the situation with the COVID-19 would allow it in order to continue the regular activities and be able to inform of any requests they may have.

Chairman Ceballos recommended that Ms. Mata take note that the Administrative COVID 19 Committee needs to discuss the opening of the community centers and stated that they will follow the City's order in reference to the recreation centers and also in regards to other resident centers meetings, so that they discuss it at the next committee meeting and inform them because there has been an increase in cases not only in Laredo, but in other cities and most probably they will not take a decision to open the centers soon due to increase in cases this week, so they will have to be cautious, but they will discuss it anyway and they might invite Ms. Rios to join them by zoom or by phone for her input and to determine how soon they can open the centers and hold meetings with small groups as they say in Spanish: (con sana_distancia) in order for the resident councils to have that type of meetings which they may consider at the next meeting and mentioned that next committee meeting will be next Wednesday. Ms. Mata confirmed and stated that those meetings are held on Wednesdays at 3:00 p.m. Chairman Ceballos stated that they will start holding the meetings every two weeks. Ms. Mata stated that next meeting will be Wednesday of next week.

8. STANDING REPORTS AND PRESENTATIONS (No Action to be taken on these items)

Chairman Ceballos mentioned that he would like to focus on the Resident & Community Services Department.

A. Executive Director's Report, including presentation of programmatic objectives for the Resident & Community Services Department.

Ms. Mata mentioned that they will find in the packet the monthly report on leasing with the tax credit properties with the statistics on the properties and the social media information and stated that they have added another page under tab 8A, which is the last page on tab 8A is the Resident Community Services Department which the Board authorized to divide the Community Development Department into two: one that would cater to the social services that are needed within the Agency and then separate the construction department on its own; Jessica Martinez is leading the social service side which is the Resident Community Services Department. Ms. Mata stated that in reference to this department they had shared with the Board the problematic objectives they have with the department and set a timeline for that in which they hope to achieve those and they could go through them individually. Chairman Ceballos mentioned that he would give Jessica Martinez five minutes to run them through the highlights she needs to report and will do that after approximately five minutes and before Ms. Mata starts he would like for them to create a Census tracker and he would also like for that department to focus on homelessness

related services as one of their objectives and stated that the census is very important; it is how agencies get funded at the federal level and mentioned that he knows that the City has an initiative and is sure that there are some initiatives that are hitting the residents in terms of impact, but he thinks this department needs to mobilize and create a team and mentioned that he reached out to Ms. Mata about two weeks ago and asked to mobilize that team within the next two weeks and stated that the extension for the Census goes to September, so they may want to verify the exact date so they will know what they working with and stated that the goal for the Agency is at least 95% submission or more of the residents. Ms. Mata mentioned that they already received the information and informed that Ms. Martinez is already working on the team and Ms. Martinez will present on the advance she has.

Ms. Martinez stated that as they began to set up the goals and initiatives behind the Resident Community Services Department she set the goals she wants to achieve with the department, most importantly, she wants to be able to push together and bring the residents the education and tools that they need and she does not want any of the residents or kids to feel like they are getting lost in the system because they have a lot of potential within the residents and she wants to make sure to transmit that empowerment to them.

Ms. Martinez also mentioned that the Inner City Revival Annual Summit or any other Inner City initiative they had has been very successful and that this year they had to postpone it due to the COVID 19, however, she wishes to still continue to develop that into the idea they have and as far as BiblioTech she mentioned that they are still waiting and excited to start beginning the new curriculum; they are more than ready, and her team is starting to develop to start doing videos which will start next week; other than that, they are ready and hopefully there will be a chance to go visit Russell Terrace BiblioTech which is amazing and looking forward to working at BiblioTech and in regards the transitional permanent housing which involves Tiny Homes and Balcones she mentioned that she was in the policy development when it was developed; they have been working on leases and she knows that families before COVID-19 had been proposed already and they had to go back and re-lease it and working with the committee for the transitional permanent housing and working with the services and supportive services for Balcones will be her next goal.

In regards to the homelessness initiative and the related services Ms. Martinez stated that she just started to get involved with all the homelessness initiatives and related services within the community and has been attending the THN meetings to get more familiar and stated that she know Ms. Ortiz has been involved with the process they have in the City and Ms. Martinez is looking forward to developing and helping with the recent project that was proposed.

Ms. Martinez stated that COVID-19 preventive initiatives involves what they have been doing at Senior Home which has been proven to be very successful, so she

is really excited to have been working with that team and stated that community partnership development goes back to the resources and organizations they find in our city and our community and mentioned that there is a lot of partnerships that the tenants and even her are not familiar with, what they can offer and how they can help the tenants achieve their goals and she is looking forward to bringing in those teams to Public Housing and Section 8 tenants including the employees to bring those opportunities and resources.

In references to the Home Buyer Program, Ms. Martinez mentioned that it is something she has been wanting to do and thinks that she could go into the Home Buyer Program herself and she wants to bring it to the tenants and let them know how it may sound difficult for them achieve buying a home, sometimes it is not that hard, so bringing those programs to them, the education and the resources they need can just very well be that next push and next step that they need. Ms. Martinez stated that the family self-sufficiency program is something they have already established, but they want to be able to increase the numbers and the partnerships they developed with the community organizations can help increase the numbers for the family self-sufficiency program and mentioned that they need more grants in order to achieve the goals they want to do with the tenants and themselves as a company. Ms. Martinez also mentioned that she helped write some grants and she needs more in development in education, but in order to take that step in learning what it is for grant writing, looking forward in working with consultants and learning more about it. Ms. Martinez stated that she will be working together with the construction team to bring more affordable housing opportunities to the low income families we have which has been a constant issue they keep bringing back through the Inner City Revival, so she looking forward to expanding those opportunities to our tenants and our community in Laredo as a whole.

Ms. Martinez mentioned that working with the Food Bank throughout this time they have really seen how really people have either lost their job and not being able to bring food on the table, so one of her goals was to see if they could do food distribution at one of the community centers and be able to share this and bring it closer to them.

Chairman Ceballos mentioned that he thinks Ms. Martinez is right and he is glad she is seeing that there are consultants that can help her out, but he will make some suggestions for her to work with Able City to develop and polish and maybe segment the different objectives into a plan for her department and then segregate the soft side and the hard side break it more apart as a plan and also the grant writing which is very intensive is to identify a grant writer or several that she can go to because it would be too much for them to tackle.

Vice-Chairman Dr. Garza stated that he wanted to comment on number 12 which is Public Housing after school programs, which develop for curriculum to provide support and enrichment for youth at public housing entities and asked if Ms.

Martinez had any idea what to do with that and also with the adults and mentioned that what he would like to see with the adults is an ESL Program, so that adults can learn English and stated that there are so many ESL curriculum all over and wonders whether there is anything particular that maybe some housing projects have used in the past that has proven to help them out, so maybe Ms. Martinez could look into it. Ms. Martinez stated that she had actually been thinking about those opportunities and mentioned that when they were providing BiblioTech they had people coming in and other organization giving classes to the community and they actually have the Laredo College GED classes on hold; they are ready to start and they also South Texas Workforce ready to come in as well as the dental hygiene and all these entities ready to come in and help them educate the adults which is the goal she wants to take and stated that she can very well take the chance and sit down with Vice-Chairman Dr. Garza to bring more of those ideas. Vice-Chairman Dr. Garza mentioned that he would be glad to do it and is also glad that all those people are coming in to help out our clients, but he would like for it to be some consistency, so he would like to sit down with Ms. Martinez and talk about it and stated that he appreciates everything Ms. Martinez is doing.

Chairman Ceballos thanked Vice-Chairman Dr. Garza and also Ms. Martinez for her informative report and mentioned that he appreciates all the time Ms. Martinez is putting into it and stated for Ms. Martinez to be aware that there is a template MOU that has been worked on before and is ready for her to use and there is a lot of people with experience that can help her negotiate those MOU's, including the Board, Ms. Gaona, Mr. Poneck and Mr. De Anda who have worked on it before, she can lean on.

Chairman Ceballos asked if there were any questions on Ms. Mata's report and if Ms. Mata had any highlights she would like to cover. Ms. Mata stated that they will notice that the tax credit properties do have some vacancies and stated that they already talked to the Property Managers there; at Casa Verde they have eight vacancies and at River Bank they have eight which is the same number as last month; they talked to the managing company and they expressed that they feel that it is COVID related, however, at River Bank they already have four of those eight units pre-leased, so they are starting to see the numbers go down again.

Chairman Ceballos asked if somebody could speak about the Section 8 occupancy; the Russell Terrace occupancy as to how they are doing with the leasing targets there. Ms. Ortiz stated that for the Russell Terrace leasing they have 65 vacancies and their goal is to get to 180, so they are working on leasing 45 units within the next two weeks and mentioned that they sent a report to Ms. Mata which shows they have 26 families lined up already, so they still need 18 more to get to 90% and added that they have been sending families daily to Russell Terrace from the waiting list to see if they want to accept the units or not and also stated that Ms.

Resendez has been assisting with showing them the units and the inspectors have also been assisting with turning the units into the tenants. Ms. Ortiz mentioned that they are trying to get everything leased within the next two weeks just in case they have any other vacancies and fall short from the ones that are already occupied.

Chairman Ceballos asked Ms. Mata what would be the target dates for the conversion. Ms. Mata stated that September 21 is the conversion date and they have to meet 90% occupancy rate by June 30 and right now they are at 71 % occupied. Chairman Ceballos asked if they need additional resources for the leasing. Ms. Ortiz stated that she has requested to get help for three months so that they can focus on this. Chairman Ceballos asked whether she got the help or not. Ms. Ortiz mentioned that right now the inspectors are helping because since they are only doing move-in inspections, they are the ones that are helping with trying to get families that did not respond because they issued letters for the two bedroom, the three bedroom and the four bedroom, so a lot of people do not reply or they do not get the mail, so they have been reaching out to them to come in and either do another application or if they can go and look for the packet if they were living somewhere else, so right now it is the two inspectors that are helping, but they need additional help. Chairman Ceballos asked Ms. Ortiz if they have a sufficient waiting list to pull 25 families. Ms. Ortiz confirmed. Chairman Ceballos asked where she needs the resources because they only got two weeks. Ms. Mata mentioned that on the leasing for Russell Terrace Ms. Ortiz is going to need resources following the lease up at Russell Terrace which is going to be to catch up on all the inspections they have and to work the waiting list they opened back in February.

Chairman Ceballos mentioned that he does not want the Agency to be in a position where they did not complete the 90% leasing, so he is not too concerned about the inspections because the bank is not going to screen inspections. Ms. Ortiz stated that all the units are 100% inspected; they were inspected by Mr. Murillo and all are ready to go. Chairman Ceballos mentioned that his comment is that the bank requires it to be 90% leased and asked if it was correct. Ms. Mata confirmed. Chairman Ceballos stated that the inspection and the administrative process is a separate process for HUD requirements. Ms. Mata confirmed. Chairman Ceballos stated that what he is saying is to not let the compliance not meet the 90% leasing and what he means by that is that if they have to have people and said that they do not want to be in a situation of risking the loan because they cannot three or five inspections, so he directed them to get the people in. Ms. Mata confirmed. Ms. Ortiz also confirmed and mentioned that she does not require the inspectors. Ms. Mata mentioned that they are not holding back; that all the inspections have passed and stated that he understands what Chairman Ceballos is saying, but if they had inspections that needed to be done, they would still lease the unit prior to the inspection and mentioned that at the moments all inspections have been conducted either way, so they do not have that issue and she wants to make sure that Ms. Ortiz is able to lease and

asked if Ms. Ortiz needs additional staff to lease up to get to 90%. Ms. Ortiz responded that she does need help. Chairman Ceballos asked Ms. Ortiz if she needs additional staff. Ms. Ortiz responded that she does need two staff. Chairman Ceballos asked Ms. Mata if she can bring some folks from Public Housing to help Ms. Ortiz till the end of the month. Ms. Mata responded that she did and would re-assign them in the afternoon.

Chairman Ceballos stated that he wants to make sure for the Board and mentioned that they are all over the place for the meeting, that they need to have all that information fill up to the Board because it is very surprising to hear that they have 25 units to lease and they have two weeks to do it and he has been asking about resources all the time, so he wants to make sure that they work the communication gaps because they should not take them bringing this up, they should work that out and as they see the problems coming up they should designate the staff and Ms. Ortiz, as the Section 8 Administrator, she has the ability to contact anybody to get those resources because ultimately she is the Administrator for that program, so Chairman Ceballos suggested getting four people and stated that it is only two weeks and directed her to find the resources to do it and mentioned that there is people in other departments that perhaps could also assist and also advised her not to let the compliance issue trip her up from missing the 90% and stated that they will respond to a compliance deficiency, but they cannot lose the loan. Ms. Ortiz mentioned that she agrees and thank him for his help. Chairman Ceballos thanked everybody for helping Ms. Ortiz.

B. Unaudited Financials for the month of April 2020

Jennifer Barrientos presented the highlights for the Unaudited Financials for April and stated that they have Net Income in the properties; COCC has \$16K, AMP 1, \$57K; AMP 3, \$58K; AMP 4 , \$18K; AMP 5, \$30K; AMP 6, \$1K; Section 8, \$25K; and for Farm Labor they have \$9K; the year to date Revenues should be around 8.33%, some do have Revenues and some are lower and also on the Expense they should be 8.3; o if it is lower and is better, so they are doing good so far. For salary savings Ms. Barrientos stated that they are \$17,570 and for the PFC's, for Laredo Housing Facilities they have a net loss of \$21K for now which has to do with revenues not coming in such as the bc of the units, so they are not getting a profit as of yet, but it should change with the leasing once they are at more than 90% and it also has to do with BiblioTech expenses; Laredo Housing Opportunities has a profit of \$526 and Laredo Housing Laredo Housing Development has a profit of \$1,552. Commissioner Ms. Guerra asked about the salary savings and asked for how long. Ms. Barrientos responded that it is for the month of April, the first month of the fiscal year and stated that it changes depending on over time, so next month they will have April thru May.

For the CFP's, they presented the 2016 Capital Fund Grant, it showed the obligation and disbursement, how much they got funded and the remaining

funding is \$414, 503 to spend as of April and also presented the Budget they have, what they have expended and the balance the grant; she also presented have they have obligated and expended at each location: Colonia Guadalupe, Ana Maria Lozano and Senior Home as well as for Meadow Acres, South Laredo and Asherton.

Ms. Barrientos also presented the 2017 Capital Fund Grant; the start and the end of the obligation and disbursement as well as the funding; they still \$871,924 to expend and also the expenditures and the remaining balance of the budget items for each property as to what they obligated and what they expended on the work item for each property.

Ms. Barrientos presented the 2018 Capital Fund Grant providing the same information; the obligation and disbursements, the amount of funding, how much the expended and stated that they still need \$1,334,584 and presented what they budgeted, what they expended and the balance, also the information of the work items for each property. Commissioner Ms. Guerra requested if the information could be presented in a way that they could be seen at a glance for each capital fund because it is hard to remember the previous slides. Ms. Barrientos stated that she will do so.

Chairman Ceballos stated that he did not see a single expense on CFP 2018 and also saw a huge lagging on electrical upgrade and recommended that as they hire the Consultants, he would like to see a team that focuses just on CFP's and will also encourage Bulmaro Cruz to bring somebody on board to assist him on the administration of it and in pushing those projects and mentioned to Ms. Mata that they are way behind on expenditures on 2017 and 2018 and added that he has been bringing it up for multiple months and asked that they assemble a team to get it started because they will run out of time again as they have ran out of time on 2017 and stated that they were lucky to have an extension and mentioned that on 2018 there are expenditures that are mounting up and those projects take time and it is not like they could just spend it. Chairman Ceballos stated that he will ask Ms. Gaona to provide an expenditure plan for the 2017 and 2018 and to get with Ms. Mata to get it to the Board within the next two weeks and also recommended that Bulmaro showed them in his performance how he intends to procure it out Commissioner Ms. Guerra asked if Chairman Ceballos meant with deadlines. Chairman Ceballos stated again that it would be two weeks for the expenditure plan and the project team and mentioned to Ms. Mata that the information is not flowing out from her office and stated that it needs to get to the Board because they cannot get another deadline.

Vice-Chairman Dr. Garza asked about the electrical upgrade they mentioned above that is pending and wondered if it had anything to do with the COVID situation. Chairman Ceballos mentioned that that there is an electrical upgrade item that is more than half a million dollars, about \$600K for electrical repairs for Colonia Guadalupe and they realized now that it is not feasible to achieve and it

is not COVID related, but the fact that they have not re-programmed or done an amendment or gone back and done anything and time is passing and they are losing construction time when they do not reprogram something, so they just need to get an expenditure plan and establish a team to carry it out. Vice-Chairman Dr. Garza stated that he made the comment wondering how they would move the residents considering the COVID situation. Chairman Ceballos stated that it requires relocation and they learned from Russell Terrace that relocation is very complicated and it takes a lot of time, but they have known this and have talked about it for a long time and they still have not seen an initiation of the plan and it goes back to January, so staff needs to figure out the trade items and stated that any extensions does not relieve them from producing the action plan mentioned that the fact that they have COVID is just going to complicate it more. Commissioner Ms. Guerra asked if he meant milestones by having an action plan. Chairman Ceballos confirmed and asked if anybody else had any comments, if Ms. Gaona or Ms. Mata had any comments. Ms. Mata stated that she and Ms. Gaona had discussed it in the past, so they will go ahead and put together a team and will work with Ms. Gaona and will bring Bulmaro up to date with everything that is going on at CFP and then they will work towards the two-week target to get him a working target towards it. Chairman Ceballos stated that his comment is that he needs to staff up and that he does not have 30 days to do it and recommended for them to use some of the Consultants and dedicate them to the plan and mobilize it. Chairman Ceballos thanked Ms. Barrientos for her presentation.

C. Community Safety and Security (Peace Officer) Program Report

Ms. Mata mentioned that the report they have been submitting is in regards to the different cases and different calls that the Police Department gets to the properties and stated that the new one she has is the COVID-19 and she asked them what it refers to and mentioned that those are calls that neighbors are making to report gatherings or violations of the ordinance that was in place, so they had quite a few that had high numbers and they received clarification because they wanted to make if those were COVID in order to add them to the statistics so they could do the follow up, but those are directly related to ordinance violations.

Chairman Ceballos stated that it was a high number of calls. Vice-Chairman Dr. Garza agreed and stated that it high especially at Carlos Richter and wondered if they directly COVID related. Chairman Ceballos mentioned that they really need to mobilize on the reaction to it and mentioned about a story he read, not to alarm anybody, about a Housing Authority being sued over their inaction related to some violation, so once they know that public information, they need to act on it ask Ms. Mata how long they had been sitting on that report and she had received it. Ms. Mata responded that the report is for May and the main information was received on Monday. Chairman Ceballos asked Ms. Mata to put it on the agenda for the COVID Committee to address, not as an action item, but

as a directive because they need to have a response and mentioned that if they look at Carlos Richter they have 51 calls related to people potentially congregating or not using face covers and mentioned that he know face covers are not required anymore or not mandatory, but as the Board they need to react in a way that they can curtail some of the potential gatherings and maybe mobilize the committee to put something that is officially delivered to the residents. Chairman Ceballos stated that he does not want to neglect responding to it so they will talk. Ms. Guerra mentioned that maybe the committee will talk about the consequences of the violations. Chairman Ceballos mentioned that they had talked about with Mr. De Anda and is helping draft something that would be delivered to the residents that is a requirement, guidance and limitations and stated that they are landlords so they will create something that will need to go out before the Board reconvenes again and stated that they are welcomed to part of the committee that is going to draft it, so that they can provide their input as well as they do not meet as a quorum it will be ok and stated that he would not want to wait until the next Board meeting to finish out a notice to the tenants because the numbers are too high and there is so much going on and is people within the same project. Commissioner Ms. Guerra mentioned that it is the neighbors being responsible and they are just being responsive to the residents.

Commissioner Ms. Freeman stated that as time has gone by with COVID-19, some families have become lagged because they have not gotten sick yet and think that it is not going to happen to them, but there is one family in Russell Terrace that had a carne asada every night and graduation parties and she brought it to the Office attention and they said that it is a very big family, but they are setting up four or five tables with eight chairs at each table which cannot be; they are doing it on a regular basis and are getting into the neighbor's area because they are overloaded. Chairman Ceballos stated that they will work on a notice and mentioned that Commissioner Ms. Freeman could be part of the committee and that Chairman Ceballos does not need to be in the committee and stated that it would be good for Commissioner Ms. Freeman to help as well as Commissioner Ms. Guerra and said that Mr. De Anda already made research on it and they need to have something out within the next week.

Vice-Chairman Dr. Garza mentioned that they do not need to wear a face mask anymore, but if the committee would recommend to wear a face mask when they congregate that way they will not come back and say that Housing did not do anything to help. Chairman Ceballos stated that he does not the latest, but thinks that they still have it as a recommendation, but they can still put some other things that can strain it. Vice-Chairman Dr. Garza stated that they can say that they high recommend it, so that they would not come back and try to suit them because no one told them anything, but would highly recommended it, but they did not take a recommendation. Chairman Ceballos stated that they can certainly use some language that would exceed the City's order. Mr. Poneck mentioned that it is something they need to pay attention as to what the limits

are and what is advisable and told Vice-Chairman Dr. Garza, that they will definitely look at it.

Chairman Ceballos thanked everybody for their contribution and mentioned that they need to react to it.

D. Status and progress of ongoing construction projects

Chairman Ceballos stated that the information is also included in the packet and they will look at it for five minutes.

Ms. De Anda asked if they could go back to the incident report they received he mentioned to Ms. Mata that it may make sense to dig a little deeper on the burglaries and wondered if it is happening because people are leaving their doors open, is it happening because people are not securing their windows or if it is because they do not have security in those units and suggested that she may want to have a Police Officer report to Ms. Mata the reason why it is happening; why they are having so many burglaries and although much of it is beyond their control, so the prowlers, the juvenile cases and the domestic disputes, but as far as burglaries, as landlord, they do have a responsibility to ensure that it is a secure place. Ms. Mata responded that she will do a follow up and will request the reports for the burglaries and theft that are reported. Chairman Ceballos asked Ms. Mata if she would keep a close eye on the ones Mr. De Anda requested. Ms. Mata confirmed.

Bulmaro Cruz presented to the Board and mentioned that BiblioTech at Russell Terrace is complete; they are just waiting for the final inspection and asked if they would want to do a walk through after the meeting. Ms. Mata mentioned that the building itself is complete and said that they had some communication issues with the landscaper that was contracted, so Mr. Cruz already issued a memo regarding moving forward to terminate that contract and will obviously seek legal advice on how to terminate the contract in order to finalize the project with a different landscaper.

Chairman Ceballos stated that he had a meeting with the Russell Terrace team and Ms. Mata about times when landscaping has looked pretty badly at Russell Terrace, but ultimately they hired some private company or contractor to help them with the landscaping given all the leasing that is going on and as they drive around, if they see something that can be problematic from an image standpoint, to please let them or Ms. Mata know and stated that one of the things that needs to get done is something that finance needs to do is to have central procured bidders and mentioned that they had brought it up and it has been years; they need to provide from make ready contractors to landscapers; things that they do regularly they should not be getting them when they need them and mentioned that he has asked finance people to get it done; he really wants it to get done by the next meeting; the Procurement Officer is central to that person's

job in getting the Managers to be able to have contractors that can get their sites taken care of. Chairman Ceballos thanked the Russell Terrace Team and stated that he has not been there since, but he knows Ms. Mata reported that it looks very nice with the nicely trimmed landscaping.

Bulmaro Cruz reported that at Los Balcones the abatement had been completed and are now waiting for the blue prints from Able City to be able to get quotes or proposals for the framing of the additional wall they need to add after they did the inspection that reflected they need to add more wall than what they had planned before and mentioned that Able City was in the premises last week checking on some measurements for the blue prints they are expecting next week. Chairman Ceballos mentioned to Bulmaro that the target date is December 31 of this year. Commissioner Ms. Guerra asked if that is doable. Bulmaro responded that it is doable. Chairman Ceballos stated that they have six months to complete the project and directed Bulmaro to assemble the team they need and to let the Board what the resources are because the City is not going to give them any additional time. Commissioner Ms. Guerra asked if that was enough time. Chairman Ceballos responded that the deadline is only for construction, for expenditure of funds that the City is providing and stated that the expenditure calls for the completion of the project and mentioned that the leasing is a separate issue, but the construction needs to be completed and said that the date is in January if he remembers correctly. Ms. Mata stated that the date is February 20, 2021, so Chairman Ceballos stated that Bulmaro's target date is December 31 and mentioned that it is not an unreasonable request and mentioned that for those who are in construction in the room know that it is not unreasonable that this project is a six-month project and said that they got about 90 days lead on other items and the demo is done, so it is doable and asked to keep the Board informed. Bulmaro confirmed that it is doable. Chairman Ceballos thanked Bulmaro and stated that he knows Bulmaro will be able to do it and they trust that he will be successful.

Bulmaro informed that in reference to the Ana Maria Lozano BiblioTech they are in the procurement stage for the site improvements for the project and have a bidding in finance; they need to tone it up a little bit more; they have the scoring criteria, but they have not decided yet on the points for each one of the elements and they plan to complete it today. Chairman Ceballos stated that he would lean on Daniel who worked with him and Ms. Mata and others on the team and recommended to use him as one of the in-house experts and how to lay all of that and stated that Bulmaro could work with Daniel whom Chairman Ceballos is sure could be very helpful, even on the criteria if it needs to change.

Ms. Mata stated that she wanted to make a quick comment in reference to the central procurement services Chairman Ceballos mentioned and stated that she is working with Ms. Hernandez and they are working with the Public Housing Department to get the scope of work so they can put out an RFQ.

Chairman Ceballos stated that the Lozano project is going to be a very exciting project for the Board and mentioned that the City is contributing \$170K to help them with the site improvements, the landscaping and the outdoor improvements and of course they will be remodeling the interior to reflect what Russell Terrace is and they are also at the same time renovating the office space, so the whole building will look different; it is in a very prominent location, so they are going to be very proud of that project; it is going to showcase really nice because of its location, so it is getting started and Bulmaro is working on getting the initial site improvements bided and stated that they will probably call the Board in two weeks, possibly on the 30th to award that contract and be able to speed up the project which is a partnership with the City and Councilwoman Ms. Vielma who brought the BiblioTech concept to the Agency, so everybody is excited about it.

Chairman Ceballos asked Bulmaro if there were any other updates. Bulmaro stated that he just spoke to the companies interested in bidding on the concrete work that he had contacted before and explained them that they are planning to do an RFP for all the site improvements and stated that they agreed with the comment he made because they are interested in working with the Agency.

9. CONSENT AGENDA: RESOLUTIONS

All of the items may be acted upon by one motion. No separate discussion or action of the items is necessary unless desired by a Commissioner.

- A.** Ratify the close-out payment amount of \$36,376.54 to Architects Plus, Inc. for additional work added during construction, and amend the original contract to include this amount for the Russell Terrace Revitalization Project.
- B.** Ratify Able City's work authorization No. 2020-2 for the development of construction drawings for the Los Balcones Apartments 1505 O'kane in the amount of \$24,800.00.
- C.** Authorizing the renewal of the Commercial Property Insurance for the Russell Terrace and Bernal Sunrise Court (Laredo Housing Facilities Corporation) properties in the amount of \$49,942.
- D.** Discussion and possible action to approve the permanent placement of sanitary handwashing stations and surplus, salvaged clothesline t-posts at Holding Institute, Salvation Army, Hamilton Housing, all non-profit operations, which serve homeless individuals, housing authority referrals, and the Laredo community, during the COVID-19 emergency response period – and future preparedness. Action is subject to a written request by the non-profit and a Memo of Understanding establishing such public response.

Ms. Mata stated that there was a correction on Item 9A; the amount should read \$29,538.26.

Chairman Ceballos moved to approve Items 9A, 9B, 9C and 9D as presented.
Commissioner Ms. Guerra seconded the motion.
Motion passed unanimously.

10. ACTION ITEM

- A. Discussion and possible action to approve the Housing Authority of the City of Laredo Operating Budget Amendment for Fiscal Year Ending March 31, 2020 and approve Resolution No. 20-R-6.

Jennifer Barrientos presented the budget reallocations for the previous budget for last year and the budget reallocations for some of the expenses also that were over and reducing some that were less and reallocating those expenses, so they can have enough money and said that AMP 1, which is Colonia Guadalupe, Carlos Richter, Meadow Acres, Farm Labor and COCC are budget reallocations where they are just moving the funds around. Ms. Barrientos stated that for AMP 4, Senior Home; AMP 6, Asherton and Section 8 HCV Program they need to do a request to transfer Reserves to balance the Budget and mentioned that for Senior Home is \$21,721 Reserve request and Asherton is \$17,665.20 from the Reserves and Section 8 is \$34,067.87. Commissioner Ms. Guerra mentioned that her Entity tries not to touch Reserves and asked if it is something they usually do. Ms. Barrientos stated that they would need to do it because they did not have enough Revenues to cover the expenses; therefore, they have to requests from Reserves in order to be balanced out in the Revenues and Expenses. Commissioner Ms. Guerra asked if it happened. Ms. Barrientos responded that it should not; that they should stay in budget, but do to conditions on the properties; Senior Homes has a lot of plumbing and electrical issues which are high amounts and its maintenance contract throughout the year because sometimes they have to call the plumber to go fix a leak and it has been various times that she has seen last year and in Asherton it also has to do with the Revenue on the leasing; they are low on the leasing and are not getting enough revenue there, but they have to maintain the houses also. Commissioner Ms. Guerra asked about Section 8. Ms. Barrientos responded that for Section 8 it was expenditures like office items and a lot of legal cost. Ms. Mata mention that for Section 8 they had budgeted \$3k in legal fees for Section 8 , but ended up spending a total of \$35K in legal fees in Section 8, so both requests from Reserves is associated with legal fees which was concerning some conflict of interest issues for that department. Commissioner Ms. Guerra asked if it was a one-time cost. Ms. Barrientos confirmed and stated that it is not something they have every year and also stated that they got together with the Managers at the Amps and the Department Heads and they got to see their budget and each month after Ms. Barrientos presents the financials to the Board she will send them a copy so that they will know where they at each month. Commissioner Ms. Guerra asked if there is a way to budget more money for Asherton and Senior Home for next year. Ms. Barrientos responded that Senior Home Revenue will stay the same

because they are elderly tenants and it is always at 100% and the revenue should change in Asherton if they lease up more; they have some vacant units they have to get housed, but it will be the Manager working with getting the families to come in and start collecting rents for those units.

Chairman Ceballos stated that he had a question for Ms. Gaona and said that they have Net Income in AMP's 1, 3 & 5, yet they have expenses that exceed revenues, so he asked why they are using Reserves when they have Net Income. Ms. Gaona responded that in those projects where they have Net Income, they are not charging Reserves; they do not have Net Income in Senior Home and they do not have it in Asherton. Chairman Ceballos stated that he understands now, but that part of the problem is that they do not have any background on it. Ms. Gaona stated that it was the problem. Ms. Barrientos stated that for the next Board meeting she will be coming back and that it is just for the to approve the budget amendment so that they can increase the line items for each and she will bring it back so that they can see the full picture for everything with all the revenues and expenses. Chairman Ceballos stated that they will table this item and the next one so that they can get sufficient background for each of those expenses and transfers because it is what he was trying to figure out and he thinks that the Board would want to know what they are doing and he knows she has her allocations, but just putting a narrative on the section of the communication about the background would have been sufficient to be able to do it, so they will bring those two items back at the next meeting.

Commissioner Ms. Guerra asked Ms. Barrientos whether the expenses can be controlled some way. Ms. Barrientos stated that that they have a sewer line in CFP work item and it should be fixing up the problem and mentioned that they should see some expenditures this year until they complete the project.

Chairman Ceballos directed Ms. Mata and Ms. Barrientos that anytime they use the Reserves they need to specify what the use is so that they can say excess legal fee; capital outlay to respond to dead water heater or an upgrade, but they have to say because even himself, who is familiar, cannot follow it.

Ms. Mata asked if they needed to vote on items 9A and 9B. Mr. Poneck mentioned that if there is no objections from anyone on the Board, there is no need to vote.

- B.** Discussion and possible action to approve the Housing Authority of the City of Laredo Operating Budget Amendment for Fiscal Year Ending March 31, 2021 and approve Resolution No. 20-R-7.
- C.** Discussion and possible action to award RFQ #2020-0510-1 Qualified Professional Consultant: Housing & Supportive Programs Consultant and authorize the Executive Director to finalize negotiations and contract (s) with selected firm(s).

Ms. Mata stated that they put an RFQ for a Qualified Professional Consultant to assist them in Housing as consultant and requested that they will on the ground individual that would help them manage either construction projects or special projects such as some of the initiatives Jessica has in her department and to assist them in different capacities and mentioned that they have six different proposers for the RFQ and all of them have different areas of expertise; they have Ms. Gaona and stated that she thinks all of them know what her expertise is and mentioned that she is a prior Executive Director for the Housing Authority and has worked with all the programs that the Housing Authority currently manages.

Ms. Mata stated that Mario Jasso also submitted and mentioned that he is from Architect Plus, Nelson Molina submitted from Romo Contractors and his a contractor that has worked with the Housing Authority previously at Russell Terrace and other projects that they have managed, Roxanne Peña has worked with the Housing Authority through the Learn, Think media and she is offering her services more on the digital side of things, videography and things of that sort, Jose Nava who is a local developer that works with the Inner City basically flipping house, but he submitted offering his services for Project Management and Rick Solis who is an Architect at Able City is also offering their services for consulting.

Ms. Mata requested that the Board would allowed them to work with all the proposers including Mario Jasso, Nelson Molina, Roxanne Peña, Jose Nava and Ricardo Solis and would ask that Ms. Gaona be considered in another one of the RFQ's that she submitted for just so that they can keep balance on the contracts they have with her, but the other RFQ will allow her to assist them in these type of projects. Vice-Chairman Dr. Garza asked about the RFQ's Ms. Gaona submitted. Ms. Mata stated that Ms. Gaona also responded to financial services and accounting services.

Commissioner Ms. Freeman moved to accept the five persons that applied to offer services to Laredo Housing to be accepted.

Chairman Ceballos seconded the motion.

Motion passed unanimously.

- D.** Discussion and possible action to award RFQ #2020-0510-2 Qualified Professional Consultant: Financial Planning, Budgeting, and Accountability Consultant and authorize the Executive Director to finalize negotiations and contract(s) with selected firms(s).

Ms. Mata mentioned that this about Laredo Housing seeking a consultant in financial planning and finance related issues to work with all the departments and our auditors as well and Ms. Mata would like to recommend Mary Gaona to be awarded to work with Laredo Housing Authority in that capacity and, for the record, Ms. Mata stated that they had three proposers which were Mary Gaona,

Laura McCoy, who is employed full time and Aaron Rios from Carr, Riggs & Ingram LLC, an accounting firm in the Valley, but at the moment Ms. Mata feels that Ms. Gaona could serve the purpose of their needs best and stated that the RFQ allows them to award at a later time if necessary from the bidders that have proposed. Attorney Poneck stated that it is correct.

Chairman Ceballos mentioned that he would like Ms. Mata to include Aaron Rios and Ingram firms at the next opportunity when they bid for the audit because Chairman Ceballos thinks they have a tremendous background, not necessarily just in housing, but in different areas, which he thinks would be good and to look at them for future audits and said that obviously there is a distinction in terms of the services they would get and they need somebody that would be working very closely with our staff and understands the recommendation and agrees with it. Vice-Chairman Dr. Garza mentioned that he concurs with Chairman Ceballos and stated that he was very impressed with the RFQ and that he really likes them. Chairman Ceballos stated that he does too and mentioned that he does not know any of the partners, auditors or accounts, but would like to leave open and potentially give them something if it comes up that they need some help from a third party that is not their auditor for them to serve with their professional accounting and they have the opportunity with this RFQ to do it at a later and mentioned that they also come with overhead and thinks the firms and Mary Gaona have the flexibility of having kind of one person shop with Mary Gaona and to leave that door open to consider this other group that is not the auditor to come in and take a look for Ms. Mata and the staff if they have something that requires a team or a firm independent from their auditor, they can always bring this back and stated that he reviewed their credentials also. Vice-Chairman Dr. Garza stated that he understands they also do training for Housing at the national level, which is very impressive. Chairman Ceballos stated that it is correct.

**Chairman Ceballos moved to approve Item 9E as recommended by Ms. Mata.
Vice-Chairman Dr. Garza seconded the motion.
Motion passed unanimously.**

- E.** Discussion and possible action to award RFQ #2020-0510-3 Qualified Professional Consultant: Public Health Expert and authorize the Executive Director to finalize negotiations and contracts(s) with selected firm(s).

Ms. Mata stated that for this item they are seeking a Public Health Expert to assist with the response to COVID and preparedness for future instances where something similar to what is occurring now may occur and said that they only had one proposer submit which is Waldo Lopez and mentioned that if they had time to look at his submission, he is very well qualified and is currently under contract with the former Assistant Health Director at the City of Laredo assisting with the response to COVID as well and said that he has come on board with the Agency to help assist with and look at processes and procedures they are

implementing at Senior and they have a meeting scheduled moving forward to assist them in all other developments, so Ms. Mata's recommendation would be to award him this RFQ.

Chairman Ceballos stated that they are very lucky to have someone of this caliber, a real professional, retired, but very active in COVID and other things and also assisting us because he is chosen to do this from a very compassionate level, so he is happy to have him and is going to be very helpful when they start crafting the notices and procedures.

Chairman Ceballos moved to approved Item 9E as recommended by Ms. Mata.
Commissioner Ms. Freeman seconded the motion.
Motion passed unanimously.

- F. Discussion and possible action to approve the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract for Calendar Year 2020 and adopt Resolution No. 20-R-8.

Ms. Mata mentioned that they previously brought to the Board the award they had for the 2020 CFP grant, however, they were awarded an additional amount of \$110,732 and what they were presented is the amendment to that grant, so once the Board would approve it, they plan to go back and open it for public comments to make changes on the items that are currently listed there.

Chairman Ceballos moved to accept amendment resulting from an additional allocation of funds.

Commissioner Ms. Guerra seconded the motion.

Motion passed unanimously.

- G. Discussion and possible action related to the Section 8 and Public Housing homeless related preferences.

Ms. Mata mentioned that this item was placed in the agenda so that they could review the possibility of looking at the preferences they have for homeless population and the way they process the waiting list for them and the amount of time those lists are open.

Chairman Ceballos stated that he asked Ms. Mata to place this item and mentioned that they are not going to act on it just yet, but as background he stated that he is trying to start the conversation about getting more homeless people off the street and mentioned that they started it several years ago when they updated the preferences, but there are other policies that are being used to accelerate the homeless access to assisted housing and mentioned that one of the changes being made is that they are increasing the homeless preference in two possible areas by 10 giving more points, some housing authorities, but what

is probably going to end up happening which HUD suggests is that the move up will increase in terms of points, so what it does is that it basically creates a priority for anybody that is currently in a program that allows them to work on themselves whether they are at a shelter, domestic violence or a homeless emergency shelter and they are in the move up category and stated that they already have that; they have one point for homeless and one point for move up, but the way to get folks to move faster is to add either of those factors which is what is happening elsewhere.

Chairman Ceballos stated that he asked Mr. De Anda to look at expanding or formulize their reach into the homeless arena that has not been necessarily something that has been done structurally, but he feels strongly that it is central to what the Housing Authority does, particularly because it has capacity and because those homeless people are a constituency that feed right into our waiting list, so he asked Mr. De Anda to look at it and also to look at what it would do to that to a non-profit and to be able to gain funds that in the past were not available to Housing Authority directly and thinks that it has changed, but the City is getting a COVID allocation; they are getting ten times the amount, they usually get \$300K in emergency shelter grants and they are getting \$3.6M to be used in the next two years for emergency homeless services and stated that most of that will go to operations because they cannot be in construction, so for Jessica that is looking at supportive housing kids management program for Los Balcones or Tiny Homes, so it will be the vehicle to do it and he knows they can do it through the Housing Authority, but they will be able to link in through a policy change linking that person, prioritizing that homeless person from the waiting list all the way to when they begin to serve him either through the Housing Authority or through a non-profit, but they are not going to take action on it until they hear back from Mr. De Anda and provides the Board more information.

Ms. Barrientos asked Chairman Ceballos if there is going to be a preference points in the future, it is a significant amendment and they would have to open for a 45-day comment period, so that they be aware. Chairman Ceballos mentioned that there was some else, but he cannot remember what the issue was that brought this up and stated that Mr. Poneck had advised him that they cannot house off of the homeless waiting list; that they could not open the list and Chairman Ceballos has since shared a PH notice that allows them do it, so if staff has any questions about that he suggests to air all of those out and get to a point to where they are all in agreement and an understanding of what the notice means because he learned that other Housing Authorities are opening up their waiting lists specifically to serve the homeless and staff had told him that it was impossible, that they had to open the full list, but there are ways some Housing Authorities are doing it to make sure that any housing requirements are met, so any differences from the staff on how he is interpreting them, he would like to talk about those and he would like to make sure they are complying; what

Chairman Ceballos does not want is to miss an opportunity to house people that are out on the street, so they will bring this item back.

- H. Discussion and possible action related to the current COVID-19 health concerns and impacts to agency. This item may be discussed in executive session pursuant to Section 551.071(consultation with attorneys) and 551.074 (personnel matters).

Chairman Ceballos stated that they just kind of talked about it and asked if anybody had anything else to add on this topic. Ms. Mata stated that she would just like to add that she sent out a supplemental form with the waivers that HUD has allow them to use and stated that she highlighted the waivers that Housing is using just for the Board's reference. Commissioner Ms. Freeman asked how they are going to set up the guidelines whether they will set up a committee. Chairman Ceballos stated that there is a committee already set up by Chairman Ceballos, Ms. Mata, Mr. De Anda, Mr. Poneck, and Ms. Gaona and mentioned that he has not been as active or participant in the last two calls with them for personal business reasons and stated that Commissioner Ms. Freeman is welcomed to replace him in serving and said that Ms. Freeman would provide a good background from the residents side which is what is coming up next and stated that he would be open to Commissioner Ms. Freeman sitting in that committee and represent the Board if she is willing. Ms. Mata stated that they will also adding the Health Consultant to that committee as well. Commissioner Ms. Freeman stated that it will be fine. Chairman Ceballos thanked Commissioner Ms. Freeman.

Chairman Ceballos stated that there is no action on this item.

- I. Discussion and possible action related to the creation and funding of "A Better Way" Street Homeless and Intervention Partnership Program. This item may be addressed in executive session pursuant to Texas Government Code Section 551.071 (consultation with attorneys).

Chairman Ceballos mentioned that this is a competitive item in terms of soliciting and stated that he already mentioned that the City will be receiving \$3.6M in those funds and said that he put out an e-mail to pretty much all of the homeless provider agencies, Border Region and Bethany House, all of the ones that participate in the emergency response COVID group which is pretty much everybody and Salvation Army and stated that they are not looking necessarily to replace anybody rather looking to support and help them which is the role Chairman Ceballos thinks they should take, however, there is a concern by some City staff that they might not have enough projects to use the \$3.6M because of the constraints of what is permissible use because it is all COVID related and they will probably have to jump in there and those non-profits that are serving those homeless and in the absence of the them taking it up, they will potentially put a proposal to capture some of those funds because the last thing they want is for

any monies that are federally dedicated to be sent back, so they will wait to see what Mr. De Anda comes up in to see whether it will be the Housing Authority directly or a joint partnership and to expect something within the next two weeks as it relates to it and mentioned that he is open to taking any questions and will ask Ms. Mata to send the Board the better way information and the higher ground examples and stated that these are basically programs that are taking people off the streets into intervention programs whether it be panhandlers or street homeless.

Chairman Ceballos stated that he had a meeting with the Mayor on this topic and number of homeless related topics, so the Mayor is already aware of the additional funding, but it is the planning that he was not aware and it is going to be difficult to use all those monies and added that the big gap which he hopes with supportive services they can fill is the Webb shelter and said that they currently do not have a shelter for people that are under the influence, so it is going to be important to try to get the partnership together with people that can run that Webb shelter and then they within the Agency or within the community try to support that effort because that is why they are seeing a lot of these panhandlers drug folks that suffer from addiction out on the street continuously because there is no intervention; the City and the County are working on the detox, but it is still in the last stages of planning and it will probably go into construction this year and it will be the beginning of medical intervention location for those substance abuse homeless people. Chairman Ceballos asked if there were any questions. Ms. Mata responded that there were none.

- J. Discussion and possible action related to the acquisition of real estate property relevant feasibility studies. This item may be addressed in executive session pursuant to Texas Government Code Section 551.07 (consultation with attorneys) and 551.072 (deliberation about real property).

Chairman Ceballos suggested taking this item 10J and item 10K into executive session.

- K. Discussion and possible action to set date for the Board to conduct the Executive Director's scheduled annual evaluation, as stipulated in contract agreement. This item may be discussed in Executive Session, pursuant to Texas Government Code, Section 551.074 (personnel matters).

Chairman Ceballos moved to take item 10J and 10K into executive session.

Vice-Chairman Dr. Garza seconded the motion.

Motion passed unanimously.

11. EXECUTIVE 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 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).

The Board went into executive session at 1:43 p.m.

The Board reconvened from executive session at 1:54 p.m.

12. ACTION ON ANY EXECUTIVE SESSION ITEM

Chairman Ceballos mentioned that there was no action taken in executive session.

Chairman Ceballos moved that on Item 10J the Executive Director proceed as instructed in executive session in regards to potential real estate acquisition.

Commissioner Ms. Guerra seconded the motion.

Motion passed unanimously

In reference to Item 10K Chairman Ceballos stated that the Board will seek to have a meeting on July 7 to begin the evaluation process, the first meeting, and pending confirmation with Commissioner Dr. Rodriguez they will set that meeting for July 7 from 10:00 a.m. to 12:00 p.m. and stated, for the record, that he thinks it does not require any action.


13. ADJOURNMENT

Chairman Ceballos moved to adjourn the meeting.


Vice-Chairman Dr. Garza seconded the motion.

Motion passed unanimously.

Meeting adjourned at 1:56 p.m.



José L. Ceballos, Chairman



Alma D. Mata, Executive Director