

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

Zoom Video Link:

<https://us08web.zoom.us/j/84400118092>

Call in Number: 1-346-248-7799

Webinar ID: [844 0011 8092](https://us08web.zoom.us/j/84400118092)

LHA Board Room

2000 San Francisco Ave.

Laredo, Texas 78040

Friday, August 27, 2021

3:00 P.M.

**Board of Commissioners**

Jose L. Ceballos, Board Chairman

Dr. Marisela Rodríguez Tijerina, Commissioner

Dr. Sergio D. Garza, Vice Chairman

Gloria Ann Freeman, Resident Commissioner

Anita L. Guerra, Commissioner

***NOTE: Due to the recent COVID-19 health concerns, this meeting will be held in-person with telephonic/video conferencing options. The public may join in-person, via conference call number, or via weblink provided above.***

**A-21-R-08**

**Agenda**

**August 27, 2021**

- 1. CALL TO ORDER**
- 2. INVOCATION PRAYER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL AND DECLARATION OF QUORUM**
- 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 the time. There will be a 3-minute limitation per speaker. (Texas Attorney General Opinion-JC-0169)

- 6. DISCLOSURE OF CONFLICTS OF INTEREST FOR BOARD OF COMMISSIONERS AND STAFF**
- 7. PRESENTATION BY CENTRAL RESIDENT COUNCIL**
- 8. APPROVAL OF MINUTES**

**A.** Approval of Minutes for Board of Commissioners meeting on July 23, 2021.

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

- A.** Executive Director's Report to include status of Rapid Rehousing Grant Program and ongoing construction projects.
- B.** Unaudited Financials for the month of July 2021.

**10. CONSENT AGENDA**

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

- A.** Consideration to authorize the Executive Director to renew the contracts with the off-duty Laredo Police Department officers for the purpose of providing onsite safety and security services, under the "community-policing" philosophy and approach, at LHA-owned housing developments, effective September 9, 2021 through September 8, 2022.
- B.** Consideration to authorize the Executive Director to extend contract LHA 2019-0718-1 with HR&A Advisors, Inc. through March 31, 2022.
- C.** Consideration to authorize the Executive Director to extend the contract with Securitas Security Services USA, Inc. for an additional year, as allowable by Contract No. LHA 2019-0801-1, effective September 25, 2021 through September 24, 2022. This represents the third year of the contract maximum permissible of 5 years.
- D.** Consideration to authorize the Executive Director to extend the contract with Civil Engineering Consultants (CEC) for an additional year, as allowable by Contract No. 180423-4(A), effective October 27, 2021 through October 26, 2022. This represent the fourth year of the contract maximum permissible of 5 years.
- E.** Consideration to authorize the Executive Director to renew the Commercial Liability and Commercial Property Insurances for the Housing Authority of the City of Laredo effective October 1, 2021 through September 30, 2022.
- F.** Consideration to authorize the Executive Director to renew the Commercial Liability and Excess Liability Insurances for the Laredo Housing Facilities Corporation effective September 22, 2021 through September 21, 2022.
- G.** Consideration to authorize a travel request of staff for REAC training in San Antonio, Texas on September 13 - 14, 2021.
- H.** Consideration to authorize a travel request of staff and/or Board for the Texas Homeless Network Conference in Houston, Texas on October 3 - 6, 2021.

- I. Consideration to ratify the approval of Change Order #1 and #2 to A & S Electric contract LHA 2020-0810-1 for Los Balcones Apartments. Funding is available from Laredo Housing Development Corporation funding source.

## 11. ACTION ITEM

- A. Discussion and possible action to award RFP #21-0811-1 COVID-19 Public Health & Safety Project, which includes modernizing the housing programs' offices available to the public as well as staff offices to better respond to recent public health needs and concerns, and authorize the Executive Director to finalize negotiations and contract(s) with the selected firm(s).
- B. Discussion and possible action to award RFP #21-0811-2 Roofing Repair & Replacement Services and authorize the Executive Director to finalize negotiations and contract(s) with the selected firm(s).
- C. Discussion and possible action to create and fund an agency-wide emergency response team (LHA ERT) that would designate leadership, team members, structure, leadership, resources and effectuate a timely response to agency-determined emergencies – such as boil water notice, power outage, natural disaster, public health-related crisis or similar community emergency. This team would be activated and compensated to assist at the request of the Executive Director or the Board of Commissioners.
- D. Discussion and possible action approve a revision to the 2021 Section 8 Housing Choice Voucher (HCV) Program Payment Standards effective September 1, 2021 using the Fair Market Rents and utilizing the U.S. Department of Housing and Urban Development 's COVID-19 Statutory and Regulatory Waiver for the HCV program HCV-7 Increase Payment Standard and adopt Resolution No. 21-R-08, as recommended by staff.
- E. Discussion with possible action to authorize the solicitation of separate Request for Qualifications from qualified individuals and/or firms for 1) an affordable and assisted housing consultant, advisor, and/or agent and 2) for a development partner – for potential developments of Low Income Housing Tax Credit, Mixed-Financed, RAD (Rental Assistance Demonstration), Project-Based Voucher, or similar other affordable housing projects.
- F. Discussion and possible action to authorize the solicitation of Request for Qualifications from qualified individuals and/or firms to provide architectural and engineering design services for a permanent supportive housing project located at 1500 East Calton Road.
- G. Discussion and possible action in consideration of updates to the COVID Operational Policies and Vaccination and Mask Requirements (Resolution No. 21-R-07) or other matters related thereto. This item may be discussed in

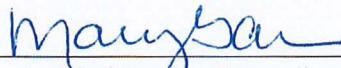
closed session pursuant to Texas Government Code, Section 551.071 (consultation with attorneys) and Section 551.074 (personnel matters).

**12. 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).

**13. ACTION ON ANY EXECUTIVE SESSION ITEM**

**14. ADJOURNMENT**



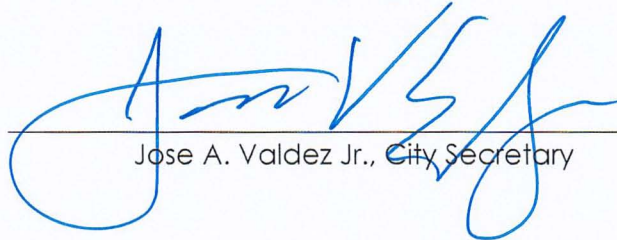
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Mary Gaona, Executive Director

The Housing Authority of the City of Laredo is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 722-4521 at least 48 hours in advance. This meeting site is accessible to disabled persons. Disabled parking is provided in the north parking lot adjacent to the Administration Building, and disabled building access is located at the main entrance.

**CERTIFICATON**

This notice was posted at the Municipal Government Offices, 1110 Houston Street, Laredo, Texas, at a place convenient and readily ADA/accessible to the public at all times. Said notice was posted on Tuesday, August 24, 2021 at 3:00 p.m.



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Jose A. Valdez Jr., City Secretary