

HOUSING AUTHORITY OF THE CITY OF LAREDO

Special Board of Commissioners Meeting

2000 San Francisco Avenue

Administration Building

Conference Room 1st Floor

Laredo, Texas 78040

July 22, 2015 @ 12:00 noon

A-15-S-1

MINUTES

July 22, 2015

1. **CALL TO ORDER** Chairman Bruni called the meeting to order at 12:00 noon.
2. **ROLL CALL AND DECLARATION OF QUORUM** Roll call and declaration of quorum by Laura Llanes, Secretary.

Board Members Present

Raymond A. Bruni, Chairman
Robert Simpson-Vice-Chairman

Martha Castro, Commissioner
John R. Solis, Commissioner

Board Members Absent

Joe Aranda, Commissioners

Staff Present

Laura Llanes, Executive Director
Luis Calderon, Interim Assistant Director
Bulmaro Cruz, Public Housing Director
Jose Collazo, Resident Services Coordinator
John Gloria, Purchase Agent
Isela Sanchez, Social Service Coordinator
Christy Ramos, Administration Secretary
Mary De La Rosa, Executive Secretary

3. COMMUNICATION

- A. Director's Report-Laura Llanes, Executive Director informed that report reflected the performance measurements for the different divisions within the agency. One example in the Public Housing is that occupancy should always be above 98% to receive full funding. In the area of Resident Services, the residents are required to serve community service hours. The Kids Café "No child will go to be hungry" is the national mission and LHA in collaboration with the South Texas Food Bank provide meals for the youths.

Vice-President Simpson also mentioned that youths do not have to be residents from the housing projects to receive these meals. Anyone who is interested in attending the Kids Café is welcome.

Laura Llanes mentioned ESL classes are offered to Non-English speaking residents at some of the housing projects. The agency maintains good relationships with Laredo Community College who comes to our sites to teach residents English and work towards their citizenship. Elderly Service Program at

Senior Citizen's Home and Meadow Elderly offer an array of special events. Some of those events are: loteria, meriendas, moves, lake, monthly dance and shopping trips to HEB and Wal-Mart. The agency has a collaborative agreement with Border Area Nutrition Council who provides meals served in the dining rooms at Senior Home and Meadow Elderly.

In the area of Management Information System (MIS) Laura Llanes commended Luis Calderon for obtaining the most up-to-date software. At one time the agency was utilizing free software from the internet which was in incompatible with other agencies.

Laura Llanes mentioned if any board member had any questions regarding any of the programs the department heads would be available to answer their questions. She introduced Bulmaro Cruz, Director of Housing, Luis Calderon, Interim Assistant Director, John Gloria, Purchase Agent, Jose Collazo, and Resident Services Coordinator.

There were no questions at this time from the Board of Commissioners.

- B. Discussion regarding future project Heating Ventilation and Air Conditioning for AMP-5 Meadow Acres, South Laredo and AMP-4 Meadow Elderly. LHA will be posting a Public Notice with Bid Opening on August 3, 2015.

Laura Llanes explained South Laredo and Meadow Acres will be converting from Public Housing funding to Rental Assistance Demonstration. The Laredo Housing Authority will be the owners and landlords of the projects with vouchers attached. These units currently are equipped with the connections to have central air, so the plan is to install central air and make better living conditions for our tenants. Some of the residents currently have window units resulting in higher electricity bills and window units are energy efficient. She stated these housing authority units are in good repair. These are the newest units, making it a good decision to convert at this time. She stated if the agency does not self-convert at this time, the possibilities of forced conversion are more likely approaching.

John Gloria informed an RFP Notice was placed and the deadline would be on 8/3/2015. The Board of Commissioners would reconvene to a Special Meeting to award the contract to the best bid.

Commissioner Solis inquired how many units would be installed.

John Gloria stated 160 units were to be installed.

4. ACTION ITEMS

- A. **Discussion and possible action to approve Resolution No. 15-R-10 to precede with demolition and disposition of Russell Terrace for development of a new affordable rental housing development for low income families.**

Laura Llanes informed the agency filed for a Tax Credit Application with TDHCA and currently the agency is #2 in line and would possibly be obtaining funds for 1.6 million dollars in tax credits times ten years. This was possible by going into competitive process

for at-risk funds. Russell Terrace would be at-risk of losing funds making them able to qualify and apply for these tax credits. Along with it the demolition of Russell Terrace. This will be a two phase process. There will be 152 units at Casa Verde, 132 units at Stone Oaks, and 27 units at South Laredo. This would give a total of over 300 units having more than enough to issue vouchers to house the 200 residents from Russell Terrace. Laura Llanes stated these units have to be built before demolition in order to move the residents out from the housing project. She also mentioned there was a meeting with Russell Terrace residents, Apolonio Flores, Consultant/Advisor and Jose Collazo, Resident Services Coordinator to discuss the future plans which took place at the Russell Terrace Community Center.

Jose Collazo stated after the meeting out of the 61 residents only 4 voted against the proposition. He stated he later took them to River Bank Village Apartments to view the apartments and later voted in favor of the proposition.

Vice-President Simpson made a motion to approve the resolution.
Commissioner Solis seconded the motion.
Motion approved.

B. Discussion and possible action to award the interior doors and accessories for AMP 5 to Home Depot Home Center through the State of Texas CO-OP Purchasing Program. Contract Number TXMAS-1251V010.

John Gloria, Purchase Agent informed this is also part of the RAD conversion. These doors are being up-graded from simple to arched panel doors which would include all the hardware and moldings. The total of doors being replaced would be 1,080.

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

5. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE


- A.** Discussion of real estate acquisition and disposition for affordable housing all current and prospective assets may be discussed. As authorized by the Texas Government Code Sections 551.072 (deliberations about real property).
- B.** The Board of Commissioners of the Housing Authority of the City of Laredo reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code Sections 551.071 (consultation with attorneys), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations,) 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.086 (economic development).

1. Executive Directors performance evaluation and contract extension.

Vice-Chairman Simpson made a motion to table the item for a later date.
Commissioner Solis seconded the motion.
Motion approved.

6. ADJOURNMENT

Commissioner Castro made a motion to adjourn.
Commissioner Solis seconded the motion.
Motion passed.
Meeting adjourned at 12:26 p.m.



RAYMOND A. BRUNI
CHAIRMAN



LAURA LLANES
EXECUTIVE DIRECTOR