

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

August 18, 2015 @ 12:00 noon

A-15-S-2

MINUTES

August 18, 2015

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

Board Members Present

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

Martha Castro, Commissioner
John R. Solis, Commissioner

Board Members Absent

Joe Aranda, Commissioner

Staff Present

Laura Llanes, Executive Director/Secretary
Luis Calderon, Interim Assistant Director
Jose Collazo, Resident Services Coordinator
Bulmaro Cruz, Director of Housing
Mary De La Rosa, Executive Secretary
Apolonio Flores, Consultant/Advisor
John Gloria, Purchase Agent
Christy Ramos, Administration Secretary

Consultant/Advisor

Apolonio Flores

3. COMMUNICATION

- A. Director's Report-Laura Llanes, Executive Director informed the Board of Commissioners the agency received good news. The agency had been awarded tax credits in the amount of 1.6 million dollars for the next 10 years for approximately 60 million in tax credits for Casa Verde Apartments located across from TAMIU.

Vice-Chairman Simpson congratulated Laura Llanes for the award and recognized the hard work that took into this application for the future of affordable housing, for the residents of Laredo which is in very much demand in our city.

Chairman Bruni inquired if Apolonio Flores had any comments.

Apolonio Flores replied they would discuss later in Executive Session the proposals from the investors and lenders regarding the River Bank Village Apartments.

Laura Llanes reported the Section 8 Program scored a 100% performance score. She also reported in the area of Public Housing that scores for the REAC inspections were still pending. She will present those at a later date.

There were no more questions from the Board of Commissioners.

A. Discussion and possible action to award Mora Air Conditioning for the HVAC (Heating, Ventilation, Air Conditioning) Project for AMP 5 Meadow Acres and South Laredo and AMP 4 Meadow Elderly. The total proposed price for the project will be \$680,138.54.

John Gloria, Purchase Agent reported five packets had been issued for the HVAC RFP, but only one proposal from Mora's Air Conditioning had been turned in the amount of \$680,000. The independent cost estimate was there of how much Raba Kistna, Engineer from San Antonio had proposed would cost for the 164 units. Mr. Gloria asked if there were any questions from the Board of Commissioners.

Commissioner Solis inquired what was requested as the competitive sealed proposal recommendation that was provided; those recommendations were not all in Mora's proposal. Commissioner Solis stated in his experience in construction in South Texas you should always have 1 ton performance per square feet and average up. The 1-bedroom recommends 2 tons but states 1 ½ tons. He stated it doesn't look like there was not a lot of cost differential since there was only one bid. Commissioner Solis mentioned if Mora could be told to make the bid as what was requested. He stated this is to not have the compressor work hard than it should and have them break down sooner than expected. For the Meadow Acres for a 2 bedroom 810 square feet it's showing a 2 ½ ton unit, indicating that's what it should be. Commissioner Solis inquired who had prepared the recommendation.

Bulmaro Cruz replied Raba Kistner, from San Antonio prepared the recommendation.

Commissioners Solis stated it was a good recommendation but in trying to get the job they bid with smaller units to make the price go down making it not necessarily the best method.

Vice-President Simpson asked if the units are extremely energy efficient in the South Laredo housing project. He questioned if the windows, walls, and roof in good energy efficient.

John Gloria replied these are the newest units the housing authority built using high energy efficient roofs, windows, walls, etc. He stated Mr. Kistner had a walk thru and inspected the units thoroughly and this is the assessment recommendation they submitted.

Vice-President Simpson asked what guarantee was being offered.

Bulmaro Cruz replied the manufacturer guarantee is 5 years for compressor and 2 years for labor and parts.

Commissioner Solis stated the difference in price between the 1 ½ versus the 2 tons was so minimal only \$56.00.

Vice-President Simpson made a motion to send this to staff to renegotiate to match the specifications by engineers.

Commissioner Solis seconded the motion.

Motion passed.

Laura Llanes replied first the agency would have to review the HUD policy regulations to make sure that the agency was in HUD compliance and if not rebid this item.

Commissioner Solis second concern was the wage determination. Who would be monitoring the wage determination?

Bulmaro Cruz stated there is a form that is provided by Davis Bacon. One of staff will actually go to the job site and interview workers regarding what is the rate of pay.

Laura Llanes replied the agency is always in compliance when dealing with Davis Bacon. The agency has never had any issues regarding the wage determination.

4. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE

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

Vice-President Simpson made a motion to enter into Executive Session.

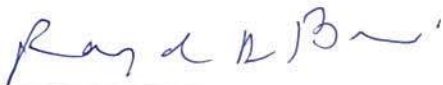
Commission Solis seconded the motion.

The Board of Commissioners convened into Executive Session at 12:20 p. m.

The Board of Commissioners reconvened from Executive Session at 12:33 p .m.

Chairman Bruni replied there was no action taken.

- 5. ADJOURNMENT** Vice-President Simpson made a motion to adjourn.
Commissioner Solis seconded the motion.
Motion passed.
Meeting was adjourned at 12: 35 p.m.



RAYMOND A. BRUNI
BOARD PRESIDENT



LAURA LLANES
EXECUTIVE DIRECTOR/SECRETARY