

Laredo Housing Development Corporation
Regular
Board of Directors Meeting



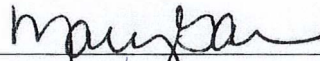
LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040

Friday, April 22, 2022
12:00 p.m.

and contract(s) with selected firm(s), designate any specific priority projects to awarded firm(s), and specify any particular terms.

- B. Discussion and possible action to approve the operating policies, budgets, and rent schedules for Los Balcones Apartments and Bernal Sunrise Courts.

7. ADJOURNMENT

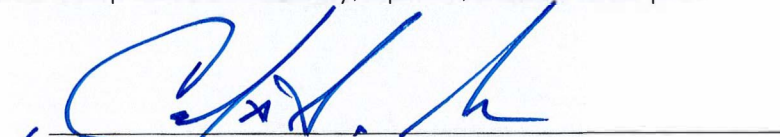


Mary Gaona, Secretary

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, April 19, 2022 at 12:00 p.m.



(For) Jose A. Valdez Jr., City Secretary

Laredo Housing Development Corporation

Regular Board of Directors Meeting

Zoom Video Link:

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

Call in Number: 1-346-248-7799

Webinar ID: 844 0011 8092

LHA Board Room

2000 San Francisco Ave.

Laredo, Texas 78040

Friday, August 27, 2021

3:00 P.M.

Board of Directors

Dr. Marisela Rodriguez Tijerina, President
Jose L. Ceballos, Vice President
Dr. Sergio D. Garza, Director

Gloria Ann Freeman, Director
Anita L. Guerra, Director

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-01

Minutes

August 27, 2021

1. CALL TO ORDER President Dr. Rodriguez Tijerina called the meeting to order at 5:24 p.m.

President Dr. Rodriguez Tijerina stated that she would dispense Items 2 and 3 as presented earlier in the Regular LHA Board meeting.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DECLARATION OF QUORUM

Directors Present

Dr. Marisela Rodriguez Tijerina, President
Jose L. Ceballos, Vice-President
Dr. Sergio D. Garza, Director
Anita Guerra, Director
Gloria Ann Freeman, Director
Mary M. Gaona, Secretary

Directors Absent

4. CITIZENS COMMENTS

This is the opportunity for visitors and guests to address the Board of Directors 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 no citizens comments.

5. APPROVAL OF MINUTES

- A. Approval of Minutes for Board of Directors meeting on November 19, 2020.

Director Dr. Garza moved to approve minutes for Board of Director meeting on November 19, 2020.

Vice-President Jose L. Ceballos seconded the motion.

Motion passed unanimously.

6. 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 Director.

- A. Consideration to authorize the Executive Director to extend contract LHA 2019-0718-1 with HR&A Advisors, Inc. through March 31, 2022.
- B. 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 represents the fourth year of the contract maximum permissible of 5 years.
- C. 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.

Vice-President Jose L. Ceballos moved to approve all the items as presented and acted upon the Regular LHA Board meeting.

Director Dr. Garza seconded the motion.

Motion passed unanimously.

7. ADJOURNMENT:

Vice-President Jose L. Ceballos moved to adjourn the meeting.

Director Dr. Garza seconded the motion.

Motion passed unanimously.

Meeting adjourned at 5:25 p.m.

Dr. Marisela Rodríguez Tijerina, President

Mary Gaona, Secretary

DRAFT

LHDC DIRECTORS' COMMUNICATION

<u>DATE:</u> 04/22/2022	<u>SUBJECT:</u> Discussion and possible action to award RFQ #2022-0317-1 Architectural & Engineering Services, authorize the Executive Director to finalize negotiations and contract(s) with selected firm(s), designate any specific priority projects to awarded firm(s), and specify any particular terms.
<u>Item #:</u> 6A	
<u>INITIATED BY:</u> Mary Gaona Executive Director	<u>STAFF SOURCE</u> Valeria Cabello Procurement Officer
<u>PREVIOUS BOARD ACTION:</u> None	
<u>BACKGROUND:</u> <p>On March 17, 2022, the Housing Authority of the City of Laredo issued a Request for Qualifications (RFQ) for Architectural & Engineering Services. The established deadline to submit was March 31, 2022.</p> <p>The Agency received four submissions for the Architectural & Engineering Services.</p> <ul style="list-style-type: none">• Architects Plus, Inc.• Slay Architecture• Able City, LLC.• Redline Architecture	
<u>FINANCIAL:</u> To be presented at board meeting.	
<u>RECOMMENDATION:</u> Approval to award RFQ #2022-0317-1 Architectural & Engineering Services, authorize the Executive Director to finalize negotiations and contract(s) with selected firm(s), designate any specific priority projects to awarded firm(s), and specify any particular terms.	

RFQ No. 2022-0317-1
Architectural & Engineering Services

RFP Newspaper Publication Dates: March 17, 2022 March 20, 2022

Scoring Committee:

	Jose L. Ceballos	Chairman of the Board
	Dr. Sergio Garza	Vice Chairman of the Board
	Dr. Marisela Rodriguez Tijerina	Commissioner
	Anita Guerra	Commissioner
	Gloria A. Freeman	Resident Commissioner

Scoring Criteria/Evaluation Factors

NO.	MAX POINT VALUE	DESCRIPTION
1	20 points	Level of Quality and Professional Responsiveness
2	30 points	Overall Statement of Qualifications and Knowledge of Subject Matter
3	30 points	Quality of Key Personnel Assigned. Available and Response to Client
4	20 points	Cost Effectiveness and Technical Value
5	15 points	Section 3 Business Preference
	115 points	Total Points (other than preference points) 115 points

Scoring Criteria/Preference Evaluation Factors (Section 3)

NO.	MAX POINT VALUE	FACTOR DESCRIPTION
7		SECTION 3 BUSINESS PREFERENCE PARTICIPATION: A firm may qualify for Section 3 status as detailed within Attachment D (NOTE: A max of 5 points awarded).
7a	15 points	Priority I: As detailed on page 5 of Attachment D.
7b	12 points	Priority II: As detailed on page 5 of Attachment D.
7c	9 points	Priority III: As detailed on page 5 of Attachment D.
7d	6 points	Priority IV: As detailed on page 5 of Attachment D.
7e	3 points	Priority V/VI: As detailed on page 5 of Attachment D.
	15 points	Maximum Preference Points (Additional)

LHDC DIRECTORS' COMMUNICATION

<u>DATE:</u> 04/22/2022	<u>SUBJECT:</u> Discussion and possible action to approve the operating policies, budgets, and rent schedules for Los Balcones Apartments and Bernal Sunrise Courts.
<u>Item #:</u> 6B	
<u>INITIATED BY:</u> Mary Gaona Executive Director	<u>STAFF SOURCE:</u> Jessica Martinez Director of Planning and Community Services
<u>PREVIOUS BOARD ACTION:</u> <p>On August 23, 2019, the board approved Item 9A: Discussion and possible action to amend and/or approved Laredo Housing Authority policies and adopt Resolutions accordingly. Specific policies finalized for adoption will be identified during the board action.</p> <p>To initiate the admissions component of the policy by assembling a nine-member Admissions Committee including Casa de Misericordia with a three-member quorum requirement. That four units at Bernal Sunrise Courts be at .75 cents per square foot and .90 cents for Los Balcones which are rent standards. Security deposit to be set at \$100.00. Dedicate four units for students and create a waiting list to be handled by the Admissions Committee. Create separation between the administrative component and the counseling component and use forms to document it.</p>	
<u>BACKGROUND:</u> <p>On April 13, 2022, the LHA staff held a workshop to review operational policies, budgets, and rent schedules for Los Balcones Apartments and Bernal Sunrise Courts.</p>	
<u>FINANCIAL:</u>	
<u>RECOMMENDATION:</u> <p>To approve the operating policies, budgets, and rent schedules for Los Balcones Apartments and Bernal Sunrise Courts.</p>	