

Laredo Housing Authority
Regular Board of Commissioners Meeting

Zoom Video Link:

<https://us02web.zoom.us/j/89661296487?pwd=WENmQy83ZW5Sc3dTS0V1ZEpCU01gdz09>

Call in Number: 1-346-248-7799

Webinar ID: 896 6129 6487

LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040
Friday, April 22, 2022
12:00 P.M.

Board of Commissioners

Jose L. Ceballos, Board Chairman
Dr. Sergio D. Garza, Vice Chairman
Anita L. Guerra, Commissioner
Dr. Marisela Rodríguez Tijerina, Commissioner
Gloria Ann Freeman, Resident Commissioner

The Board of Commissioners will convene for a Board meeting for discussion on the following matters (NOTE: A quorum of the Board will be physically present at this location, but up to two other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127)

A-22-R-4

Minutes

April 22, 2022

1. CALL TO ORDER

Chairman Jose L. Ceballos called the meeting to order at 12:06 p.m.

2. INVOCATION PRAYER

Commissioner Ms. Freeman led them in prayer: "Please bow your heads today as we gather and pray. Heavenly Father, that you protect and guide everyone present and their families; we pray for peace throughout the world and an end to conflict; we pray for those who live with fear, hunger, illness and those without shelter; we pray that you protect our first responders, hospital staff and shield them from harm; we pray that you protect our youth in our community and guide them in their path of life; we pray that everyone traveling arrives safely to their destinations; we pray that you protect our active duty service members and our veterans; we pray that you protect and guide all of our elected officials as they perform their duties. Dear Heavenly Father, we thank you for all the blessings that you bestow on us daily in your name we pray, Amen.

Chairman Ceballos thanked Commissioner Ms. Freeman for the great prayer.

3. PLEDGE OF ALLEGIANCE

Chairman Jose L. Ceballos led them in the recital of the Pledge of Allegiance.

4. ROLL CALL AND DECLARATION OF QUORUM

Chairman Ceballos thanked everybody that was present as well as joining via Zoom and stated the following, I know that we have an RFQ that some of you were invited to attend, so I am going to move that item up in a few minutes so that you don't have to stay for the rest of the meeting and you can go on to your business.

Chairman Ceballos asked Mrs. Gaona to proceed with roll call. Mrs. Gaona mentioned that Commissioner Dr. Marisela Rodriguez Tijerina was in route to the meeting and will be joining the meeting in a few minutes.

Chairman Ceballos stated that they have a quorum.

Commissioners Present

Jose L. Ceballos, Chairman
Dr. Sergio D. Garza, Vice-Chairman
Dr. Marisela Rodríguez Tijerina, Commissioner
Anita L. Guerra, Commissioner
Gloria Ann Freeman, Resident Commissioner

Commissioners Absent

Staff Present

Mary Gaona, Executive Director
Jennifer Barrientos, Director of Finance
Bulmaro Cruz, Director of Construction Projects
Melissa Ortiz, Director of Section 8
Roberto Peña, Director of IT
Raquel Aguilar, Assistant Director of Housing Management
Alejandro Jimenez, Assistant Director of IT
Valeria Cabello, Procurement Officer
Christy Ramos, Administrative Assistant
Sonia Flores, Senior Accountant (zoom)
Maria Hernandez, Property Manager (zoom)
Melinda Gavilanes, Property Manager (zoom)
Kayla Moreno, Property Manager (zoom)
Jose Hernandez, Property Manager (zoom)
Denise Guzman, Property Manager (zoom)
Doug A. Poneck, Attorney (zoom)
Ricardo De Anda, Attorney

Others Present

Ricardo A. Solis, Able City
Mario Jasso, Architect Plus
Walker Dunn, Able City (zoom)
Telissa Molano, Red Line Architects (zoom)
Monica Guajardo, Slay Architects (zoom)
Jennifer Hoot, Slay Architects (zoom)

Chairman Ceballos stated that Commissioner Dr. Marisela Rodriguez Tijerina has joined the meeting at this time and thanked everyone again for joining today's meeting.

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)

Chairman Ceballos stated that there were no citizens comments.

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

Chairman Ceballos stated that there were no disclosures.

7. PRESENTATION BY CENTRAL RESIDENT COUNCIL

Jessica Martinez, Director of Planning & Community Service stated for the record that Mrs. Rosa Rios was unable to attend because she is currently helping her daughter who just had a baby. Mrs. Martinez stated that they had begun to have meetings and have had discussions on the scheduling of resident council elections for this upcoming year for each property.

Chairman Ceballos questioned if they are having Residential Council meetings again?

Mrs. Martinez responded that the Central Resident Council Meetings have started.

8. APPROVAL OF MINUTES

A. Approval of Minutes for Board of Commissioners meeting on March 18, 2022.

Commissioner Dr. Marisela Rodriguez Tijerina moved to approve minutes for Board of Commissioners meeting on March 18, 2022.

Commissioner Gloria Ann Freeman seconded the motion.

Motion passed unanimously.

B. Approval of Minutes for Board of Commissioners meeting on March 21, 2022.

Commissioner Dr. Marisela Rodriguez Tijerina moved to approve minutes for Board of Commissioners meeting on March 21, 2022.

Commissioner Dr. Sergio D. Garza seconded the motion.

Motion passed unanimously.

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, Balcones Apartments, and various Campus Renovations Projects. Firm timelines for completion of all ongoing projects to be presented.

Chairman Ceballos stated the reason I smile is because I throw in the word firm timelines; Mary you got to give us some firm timeless.

Mrs. Gaona presented to the Board and stated that for Public Housing they got a PIC score of 98.87% and they are currently leased up at 99.08% and for Section 8 we got a PIC score of 104.34% with HAP utilization of 101.30% and lease up at 99.40%. In regards to the Emergency Housing Vouchers, Mrs. Gaona stated that they have 85 vouchers allocated and 28 of them have been issued but are still searching with 57 families assisted. Mrs. Gaona stated that they continue to struggle with those 28 vouchers, but been pushing them and have been doing a lot of outreach to landlords. In our Rapid Rehousing Program, they were at their max with 17 households being assisted currently. Mrs. Gaona stated on the next line will show the lease up for each public housing property by itself. Mrs. Gaona congratulated the staff in the Admissions and Section 8 departments and said that she had been pushing them to get fully leased to the 1,620 and they achieved it for April 1st.

Chairman Ceballos congratulated them as well.

Mrs. Gaona kindly congratulated them and thanked them for their hard work. She presented that public housing average leasing for April 2021 through March 2022 were at 96.45% and that the agency should get the 5 points for the PHAS score. For April 2022 through March 2023, Mrs. Gaona stated that they were at 99.08% and expressed that I'll be updating that to keep us within the 98 to 99%.

Mrs. Gaona presented pictures and stated I know there are some in your packet but I wanted to give you some images of Los Balcones with the before and after, so you could just see the difference. Chairman Ceballos commented that's got some graphic design on it though - Mrs. Gaona replied no. Chairman Ceballos conquered no, it doesn't-wow. Christy Ramos stated that it's the iPhone and Mrs. Gaona agreed it's the iPhone pictures. Chairman Ceballos expressed congratulations on it, 10 units and one of them will probably end up being a supportive service office, right. Mrs. Gaona affirmed. Chairman Ceballos asked and then two student units. Oh God, yes, you do but you have four students together and that's not unusual, my nephew is going to college in Houston and has four students, this is the set up. Mrs. Gaona replied yes. Chairman Ceballos questioned and we were going to brand it with the college and university right. Mrs. Gaona responded yes; Jessica is working on that.

Vice-Chairman Dr. Sergio D. Garza inquired, is it on the corner? Mrs. Gaona stated no, it's on Meadow and O'Kane. There is one house and it's the second structure but you can see it from Meadow, it stands out because of the color.

Mrs. Gaona stated that they got inspections all scheduled and only had one little issue that's been brought up for the final inspection. They want handrails on the stairs going up, the stairs that have the concrete on the side. I don't know if you can bring it up on one of the slides, Robert. You can see it there; they want us to add additional railing. Chairman Ceballos asked the city does? Mrs. Gaona responded the city. Chairman Ceballos questioned on the back? Mrs. Gaona stated yes, right there going up those little stairs right there between the two. Chairman Ceballos remarked, alright that's minor though. Mrs. Gaona noted they want us to add them so we've started to work on it and I'm assuming they won't give us the C.O. until we complete them.

Mr. Bulmaro Cruz stated Bulmaro Cruz, Director of Construction for the record. I spoke to the potential inspector for the building final and they said they could give us a temporary C.O. when we complete those hand rails. Chairman Ceballos affirmed well; you can't occupy it but you can move in the furniture. Mrs. Gaona stated the final is scheduled for Monday so hopefully we can start doing that.

Chairman Ceballos questioned; did you notify the city that its ready for lease up? Mrs. Gaona replied yes.

The next one is the former executive office. Chairman Ceballos inquired Building E or D? Mrs. Gaona stated Building D. This is our building D; we received the furniture and are just putting it together little by little because it's got a lot of pieces and that the four station has already been assembled. Chairman Ceballos asked, is that the same carpet that is going in the two story, and commented that it looks nice.

Vice-Chairman Dr. Sergio D. Garza inquired, whose doing that work? Chairman questioned Dr. Garza's inquiry assembling the furniture and or putting in the carpet.

Mrs. Gaona responded, the carpet has already been installed by subcontractor and the staff right now is doing the putting together of furniture. We should also be completed by Friday of next week, we are just waiting for AEP to come and inspect the trench again and then we will be able to close and start with Spectrum. We are saying that and we think we should be able to be in there by May 15th.

Chairman Ceballos commented so, by the next board meeting you'll report with pictures of people working in there. Mrs. Gaona stated yes and then we would only have our two-story building. For our two-story building, we are on track we feel that we will be able to move in by July the 15th the latest, we are praying and hoping that everything will run smooth from now on. Chairman Ceballos affirmed, yes. Mrs. Gaona added the glazing is already going in, the sheet rock is almost done and we had two vents that needed to be moved so all of that is

moving forward. Chairman Ceballos responded okay. Mrs. Gaona closed with that's it. Chairman Ceballos agreeably noted alright.

Mrs. Gaona stated as you can see, we have the following vacant positions: Director of Housing Management; Human Resource Manager; Accountant; Bookkeeper; (2) Assistant Property Managers; (2) Leasing Techs; Clerk; and (2) BiblioTech Technicians and (7) Maintenance A Mechanics. We've been waiting on those to start interviewing so that we can hire before we open the Russell Terrace and Ana Maria Lozano BiblioTechs.

Mrs. Gaona stated that the city held a HOME-ARP allocation discussion meeting today and we discussed the need for permanent supportive housing. They are conducting surveys and will be scheduling a meeting in two weeks so after that second meeting, I would like to schedule a permanent supportive housing committee meeting before the plan is submitted. Chairman Ceballos stated okay, can I ask you to include, it's not in his district, Lupillo the LISD Trustee. He calls me regularly which is why I feel the west Laredo property could be a prospect. They own two blocks, I don't know if you remember that, so he checks in with me every 3 to 4 weeks. He said it would be okay even if it's not in his district for him to be part of this, he wants to be more engaged with homeless issues. Mrs. Gaona indicated yes, we will go ahead and include him for the next meeting.

For our Casa Verde, they had two vacant units that are already pre-leased for April and RiverBank had zero. For the utilization, Mrs. Gaona stated she went over it already and for Section 8, she had already gone over the leasing and the scoring for the SEMAP indicators. She expressed that the agency should get the whole 145 points. She stated that she had not covered the Mainstream Vouchers, which we still have a difference of 20 vouchers that we are trying to lease up. Chairman Ceballos specified and there are more Mainstream Vouchers available and asked if you all saw that invitation. Mrs. Gaona declared yes, but we are struggling to find applicants because this can't be a disabled head of household it has to be a disabled member of the household so we are having difficulties. We are hoping to open the waiting list for Section 8 in May and as soon as those new applicants come in, we will target these vouchers for those new individuals.

On our IT projects, Mrs. Gaona stated that they have implemented the landlord portal for Section 8 this last month and had gotten some good feedback on the portal. Chairman Ceballos inquired so; we do have some pending work right. Mrs. Gaona confirmed yes. Chairman Ceballos expressed we need to make sure we get to that point before we exit, as some of us on the board want to make sure we have redundancy with both web base and server and all that. We need to make sure that's all done, I don't want to miss not doing that. Mrs. Gaona acknowledged yes, we have it on our listing and I'm going down targeting all of it and that's one. Chairman Jose L. Ceballos inquired any questions for Mary, any comments, thank you Mary for that report.

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 approve the writing-off of non-collectable amounts for vacated Public Housing, Russell Terrace, Meadow Elderly and Farm Labor units from October 1, 2021 through March 31, 2022, as recommended by staff.
- B. Consideration to authorize the Executive Director to enter into a collaborative, non-financial Memorandum of Understanding with Pillar for supportive services for LHA clients.

Chairman Ceballos stated that we have two consent agenda items those are taken together unless the board wants to pull either of the items out. This would be the time to make sure you don't want to do that or that you do. Are we okay to do them together, okay is there a motion to act on both items 10 A and B as read on the agenda?

Vice Chairman Dr. Sergio D. Garza moved to approve items 9A and 9B of the consent agenda.

Commissioner Gloria Ann Freeman seconded the motion.

Motion passed unanimously.

11. ACTION ITEM

- A. 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 terms.

Chairman Ceballos stated, we are now on Item 11A, who is going to start this - Mary.

Mrs. Gaona stated yes, we had an RFQ published for Architectural & Engineering Services and we have gone ahead and gotten the scores for each of the proponents.

Chairman Ceballos requested to clarify the following information, let me give the Board some background on the RFQ so everybody is clear. The statement of work on the RFQ indicated we would select a pool; we would form a pre-qualified pool of proposals which is what we did last time and we sought architectural firms and what we basically did is we selected firms and then we authorized work based on that selection so that is the way this RFQ is being done again. The statement of qualification basically gives the Board the authority to award based on the evaluation criteria set forth in the RFQ so what we are doing today is essentially using the same format we used the last time in developing a pool. I would like to initiate certain projects today once we select the firm or the

firms and initiate certain work. The RFQ prescriptively allows us to award to different firms it's on page 12 as well. I want to make sure that the board understands that there is a scoring criteria and we can use that scoring criteria obviously it's a part of the RFQ, but in selecting the projects Mr. Ceballos stated that he think the board has the discretion to select who does what in turn of who gets mobilized and when the project starts right that's our job, he asked Mary to include an addendum for the proponents to know and it's in the last page of the RFQ in your blue manilla folder and it speaks to the projects that we are currently either planning for entertaining, prospects there are some that are pretty real and then there are others that are conceptual in terms of our planning and those projects actually Mary had a slide, can you show what you have on the power-point. Mrs. Gaona, yes. Chairman Ceballos this slide shows the projects I wanted you all to have this as background before we actually go through the scoring. Ok, so these are proposed projects or prospective projects some of them are funded some of them are partially funded. The LHA Campus Building B, which is currently being served in a way or serviced through Architects Plus, is in some of the preliminary planning. It has not been dedicated for architectural construction drawing services. Affordable Housing, that's the big project, this is the Airport project we had Able City done conceptionally as well take us through both concept but also cost estimating at least take off that's basically a supportive housing program that will house former homeless people exiting out of homelessness that are probably having some sort of supportive service requirement whether it be mental health treatment or work force related that kind of stuff. Carlos Richter is a project that is part of our Capital Fund program and that one includes a BiblioTech add on similar to what was done to a degree not as big as Lozano but that's what that is. Colonia Guadalupe is new; it is something that I am inserting. This board may not be around to see it through construction at least not serving as a board but you never know maybe one of us will remain or two whatever but that one is a big project; we are not ready for construction drawings and I am mentioning this for also the architectural teams to know this. This is a conceptual but this is a visionary project that involves reconstructing this area and inner city which is pretty interesting working with the oldest buildings public housing buildings that go back to the early 40's and then to build the potential of seeking funding to redevelop it in some format. I am very excited about this one it will be similar to Russell Terrace but maybe not exactly the same way. The Colonia Guadalupe BiblioTech it is essentially planned out for this building to become that so tweaking that. We also have added something very recently as a prospect which the board hasn't heard this not in the detail that I am going to say now because there is some funding that currently is competitively available that just came out two weeks ago or three weeks ago that may allow us to go back to the Laredo Independent School District and see the property that we talked about before for homeless housing. Now I know they don't want to see a shelter but maybe they want to see a permanent housing project there. So, for the architectural firms that are listening that project is also in concept, it will be crafting a takeoff conceptual that we can antegrade into a grant solicitation and that will close sometime in June so we've got to prioritize that if we decide to do so. That kind of gives the board members a background on where we are with this award

and what's timely. The timeline on the affordable housing project, the former airport on 1500 Calton, we are seeking funding. We are requesting funding from the city and we are hearing that we are not going to get everything we requested. These are COVID new moneys that came down but that's probably the only way we can build that affordable housing project that one is on a clock so we need to get some sort of team set up to start designing it once we get a little bit more of a formal commitment from the city on the future award of that money so Mary, did I miss anything? Mrs. Gaona replied we had a meeting today with the city and that should be going to city council roughly sometime in August.

Chairman Ceballos stated, so here is the thing with that project and I don't want to belabor about this because its more about the project but they are on a path to receive these federal funds in October and they are putting off until August so this board is going to have to decide in order for us to use Section 8 Vouchers in that project, we have to activate them by January, so the clock starts from when you want to finish the project and then you go back. If you do not decide something, if we do not start something we will not be able to start construction in January to be able to put people into the property the next January. We may have to consider taking a leap into a design with some sort of assurance that the project will make but if we wait until August to receive the award and start to get into the design, 4 to 5 to 6 months or whatever it is, we're not going to make it. So anyway, just for the board, this is COVID money so the red tape with the government unfortunately this money came in as a rush and it's not really rushing out for you so it's kind of a criticism but that's the way it goes any questions from the board, any questions on background or the RFQ or for Mary. No, anything else. So, for the architects that are watching the firms we have money for somethings and we are waiting on other money to do things but anyway hopefully I made some sense in discussing the projects. Alright Mary, can you then go to the scoring and then the board and can have a conversation about awards. Mrs. Gaona stated that the scoring came in as follows:

Slay Architecture - 96.8
Architects Plus, Inc. - 95.4
Abel City, LLC. - 92.0
Redline Architecture - 90

Chairman Ceballos stated so for the firms that responded, I personally am very grateful for you taking the time and even showing the interest in working with us. The housing authority does not have very large projects, we have very small projects considering what you all are used to with school districts and the City of Laredo but they are meaningful projects and they really come from a place of passion for us as a board and for our staff, so hopefully you can perceive that as you work with us. We have in various times, in the last five years, been very engaged with construction as a housing authority and other places we've handed it off to builders and things but we appreciate you for responding. I know the RFQ process involves you responding through a web portal hopefully that

wasn't too trivial or complicated for you but we appreciate it. I personally reviewed all of your proposals and have read them and know probably most of you at a personal level. I want to thank you for the interest in taking the time in coming to work for us I don't know if any of the board has any comments. I know you all read and reviewed the packets just as I did. So, the scores, the tabulation was basically an email sent or information sent to Mary and the scores were tabulated. It is not often that the board scores proposals but we do with RFQ's where we think the board should have the direction. So, what I would like to do is does anybody have a motion? I have some idea of how I think we could proceed if you all want to hear that. Vice Chairman Dr. Sergio D. Garza states yes, go ahead.

In the same form that we did the last time, we started off when I checked in with Mary there were more firms than 4 that ended up applying and some folks did not complete their applications and so they are not here in the same form as we did the last time. I think we awarded every firm or we basically said we want to work with every firm not every firm actually ended up doing work for us but for the most part my idea to award to all the firms as a pool and for this board and the staff to decide which projects we would dedicate to them and that's where we should take the leadership and decide today the one's that need to be started so that would be my I'm not going to make a motion that would be for discussion purposes at this point because I would like to proceed with awarding all four firms to become a part of our architectural pool and then today decide on some projects that I think we should initiate and then work from there like we have done before. There are two firms that were part of our first pool which are Abel City and Architects Plus both of them are still working with us, they are either finishing up projects or in the middle of some. All the projects listed here from what I read earlier are not committed so Mario Jasso is working on the Colonia Guadalupe conceptual floor planning but in terms of construction drawings, he hasn't been hired to do that so these are all good to go projects for any of the firms once we decide who's the best fit. I said it earlier, I look at each firm and I know some of the architects personally and consider that skill set like I just mentioned earlier for Guadalupe, I would like a firm that can create a vision. I get this complaint which is not a real complaint for me, people see this project from IH-35 and sometimes it's a criticism and I say well why don't you look two blocks before it, doesn't that look worse. So, the architectural firm whoever takes the redevelopment concept whoever we give it to needs to be able to take this inner-city view of public housing and transform it whether it be with the existing structures, with new structures and then we are going to go off of that and take us on a plan to find us funding whether it be a tax credit deal or RAD conversion. So, that's how I viewed the RFQ. The BiblioTech, those are operational functional centers right and I think most of the firms have the skill set to do that. Some of the building is a conference meeting room for staff and our inner city work so that's how I interpreted it so that the board how I would place the firms and I do have some ideas but that would be my recommendation to the board there is a little bit of work for everybody right and I think as we build economic development in the city too, we should spread it around and give as many firms work not shying away from selecting one or two but also just being fair I think that everybody is very qualified any thoughts from

the rest of the board. Vice Chairman Dr. Sergio D. Garza stated, I'm going to try to explain this right but what is the purpose and don't laugh at me of the structural design engineer, is she the one that kind of really sets the different tone you know of the building and what the building looks like. Chairman Ceballos stated no, the architect serves as the administrator of those sub consultants which is actually a note that I have. We have subconsultants that are already working for the housing authority so the architectural firms that decide to work with us will have to discuss with us whether their team fits or not. That's typical but the architect is basically the go between and sets up from interior design; to the way that it looks and feels; to the structural engineer a lot of them will share the same. Vice Chairman Dr. Sergio D. Garza stated that's what my statement was, that the three were using the same one. Chairman Ceballos stated, so you'll see the same names because their philosophy too often times is to keep the buck within their community of team, so they have local engineers a lot of them which I have a lot of respect for. Vice Chairman Dr. Sergio D. Garza stated, you've answered my question. Chairman Ceballos stated, so the architect is the manager for those subconsultants and typically they would disclose those to you and tell you this is the team we would work with when we work on a project now if you ask them for someone else more specialized like a signage expert or landscaping that might not be their expertise but they'll go grab that subconsultant. Commissioner Gloria Ann Freeman: so, what was your motion? Chairman Ceballos asked, you want me to make the motion now? Commissioner Gloria Ann Freeman stated, yes.

Chairman Ceballos stated, first I would like to make a motion for the creation of this pool for all the four firms to be awarded and to become part of that pool and that's keeping with the same format from before and in that same motion that the board and staff authorize work based on that pool. And to answer the question of how would you decide, its entirely up to this board and the Housing Authority, who gets what project which will be the next thing to discuss. Is there a second on that motion?

Vice Chairman Dr. Sergio D. Garza & Commissioner Gloria Ann Freeman seconded the motion.

Commissioner Gloria Ann Freeman stated, I do have something to say I know that the concept of having the pool is because each company is going to bring their own vision to the projects and it's going to show diversity and the different areas and location that we have throughout our community. Chairman Ceballos stated, that's true, it should provide competition too. Alright, any other comments if not all those in favor say I.

Motion passed unanimously.

Chairman Ceballos stated, so now to the act of which projects do we want to start. There are three that are ongoing which is Building B, which is basically a meeting room that's not a fully funded endeavor yet but Mary is supposed to bring back a budget for it. The reason for this, most people know it, is there aren't any meeting places. If you want to meet in the inner city, good luck, either you go to

Laredo College and or hope La Posada is available or maybe the Center for the Arts which is not a true meeting conference space. Even when we have to bring our own staff together, maybe 100 people, you can't bring them together or even half of that 50 people. When we have community events just to plan the Inner-city Summit, we do it in this room and it's kind of awkward there is 25 to 30 people in here, a department is also going to go in there, so that's the plan for Building B. Now you're looking at that initial floor plan, that's what that looks like. Obviously, we have built some parking to tie into that already. There is a lot of work going on here that you guys have seen over time so I would like to see this project get to a little more schematic. I would like for the same architect to continue Mr. Jasso to continue with this project and see it further into design development and maybe not to construction drawings yet but we could work with him on getting us there once we get the funding, so that would be one project. And then the other project that I am interested in, and then you guys can chime in, is the airport project. Particularly I would like for that project which is up next, we may not begin if we cannot get the city to give us something in writing about how much they plan to give us or if we have to wait until August maybe we wait a little longer, Dr. Garza you are part of the subcommittee that has been working with this conceptual plan. I would like this particular project this is a project it's not as the conceptual has been done. The architect that I think fits, and again these are all subjective I'm going to give everybody my opinion, is somebody that is going to design something of practicality. Both the board and our staff are very well versed on this population that is going to live here we've been building from shelters to tiny homes we have all that experience so we don't need to go digging deep into concept this is more about practicality. I see Slay Architecture taking this project and taking us to the next step of it. Okay, I'm only going to mention three projects and the rest I'll leave to the board. The third is Colonia Guadalupe redevelopment this is a conceptual redevelopment planning consideration what I would consider activating now so we can start trying to get to raising the funds and figuring out the finance structure for it. This is a visionary project that I would like and think just based on my analysis that Red Line would do well with this project. This has a component that could potentially change the way we look at the frontage road from residential to maybe mixed or commercial but I would also challenge them. I'm going to make those three into a motion that we proceed that way and we can have more discussion whether we tear this down or whether we can work with the structure. I mean that's kind of an exciting project, again I am not suggesting we are ready to get into construction drawings but I think this would be a redevelopment plan for Colonia Guadalupe our largest public housing project, so that's my discussion there.

Chairman Ceballos stated I would make that into a motion and if there is any other discussion or if there's a second, we can discuss it.

Commissioner Gloria Ann Freeman seconded the motion.

Chairman Ceballos stated, Mrs. Freeman seconds it, is there discussion or any thoughts and I am all good amending the scope at this point.

The second one could potentially get to full drawings quickly because we hope to be turning dirt and have the financing to do so soon. Mary you are welcome to

add to my comments. Mrs. Gaona stated that she also feels that we need to start maybe looking at the affordable housing project at the airport property just because of the comments made during the meeting on the need. Hopefully we do get the funding requested and or more than what we have already been told we could possibly get only because of the meeting today with the different agencies that are recommending the funding go towards affordable housing with supportive services as the need for the plan that the city should submit. Chairman Ceballos stated I, Mary has been witness to this over text, am constantly pushing them to give us a little more than what they are saying they are going to give us just so we can build some more units. This would be a privately financed project too. Commissioner Anita L. Guerra stated is there enough to build substantially? Chairman Ceballos replied I think there will be enough for maybe 50 with what they're saying. Commissioner Anita L. Guerra replied okay, that will fund the whole project like that's enough money to fund everything that is included in the 50, right? Chairman Ceballos replied well to fund it under a financing plan. We would have to go borrow a portion of it and then pay it back based on the rent revenue that we generate through the Section 8 Vouchers. Commissioner Anita L. Guerra asked and is that something that's sustainable? Chairman Ceballos replied yes, like Russel Terrace, so the key here is we are going to put Section 8 Vouchers in there. We hope that would help us pay the debt service and I hope I did a decent job trying to express what I'm trying to achieve with the recommendation. Any other comments, are you all ready for the vote?

Motion passed unanimously.

Chairman Ceballos asked Mary anything else that needs to be started that's on that list? Mrs. Gaona replied the next project that we would be looking at would be the BiblioTech Office Renovation which is the community building at our Carlos Richter property. This project would be something in the near future. Chairman Ceballos: stated okay, alright. Commissioner Anita L. Guerra asked is there funding for that one or? Chairman Ceballos replied there's partial funding, probably most of the funding is in place because we have been accruing it through grants. Commissioner Anita L. Guerra: replied okay. Chairman Ceballos stated and that one is not a very big project. I'm excited really for all the projects but we are running out of time as a board so we will get them started you know but hopefully we can create a tie with the future board so we can see these all through, that's my bigger wish as we transition out that we have a good relationship with the folks coming so we can really help them. Vice Chairman Dr. Sergio D. Garza stated branching Chairman Ceballos replied yes, and be an extension of their service as well if we choose to do so. Alright again, I want to thank all the firms that responded, the board for your time and staff for packaging all this because it did take time, I'm sure and the board for evaluating them and taking good care of it. Alright with that we are going to return to the agenda back to item 9.

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

Chairman Ceballos stated this was the homework left for us, Mary and the team were to come back with recommended rents. Mrs. Gaona stated first to the rents, we did leave the \$75.00 dollar per month per student but added a full or partial rent waiver may be approved by the executive director. Commissioner Dr. Marisela Rodriguez Tijerina stated I want to thank the whole committee, the workshop I felt was very productive and I want to thank everyone that has been a part of this project. I think it's very beneficial to address the major issues that we have in our city and I think formulating whatever this committee wants to call it, an advisory council to help with the admissions and retention of these residents I think that's what we all agree because there's always going to be case by case study's. It's such a sensitive topic that it's hard to put a blanket approach on this so I think with this council and I trust that Mary will bring a council that will thoroughly look through the situations and I also want to address that I can't speak on behalf of TAMIU but I know that there's situations with students and they need more support I mean they can always reach out to TAMIU and LC because we have wonderful donors also that can help assist our students but I think the council that we've formulated and everything that is in red pretty much captures what we gathered in that meeting so thank you for that. Chairman Ceballos replied thank you very much for being part of that. So, the first time we did this, Mr. Poneck struck out the word administrative workshop but the intent was if the board has time to show up at an admirative meeting they can I'm just joking Doug. Doug Poneck replied all of a sudden it all came to life. Chairman Ceballos replied no, so we used to call those when I used to do some work for the county, we used to have these workshops and some of the commissioners would show up and some wouldn't so we always posted it and I think that helps because it gives the staff time to kind of scruff through the issues and if you want to join in you can join in and if there's a quorum it's been posted so I think it worked well. Thank you, Dr. Garza, I see that you're a part of that and I think Ms. Guerra and Ms. Freeman. Thank you for doing that and I do agree with your point about it's not all going to fit with the different students and not just the students but the homeless families. Vice-Chairman Dr. Sergio D. Garza replied well, I think of this case this past semester you know one particular student from TAMIU and of course you know I congratulate you Mary with the way you took care of it. Bottom line we got him through and we got him where he needed to get and so that was something unexpected for me. Chairman Ceballos commented well, its super personal I mean almost every time it's our staff that has to go meet the person right. Vice-Chairman Dr. Sergio D. Garza emphasized it's like going back to what Dr. Rodriguez says it's not like you're going to approach it the same every case is different so you know that's what happens here. Chairman Ceballos questioned did you all decide to keep the rents and my question is going to be about tiny homes are they going to be kept oh we already voted on that it was already approved as emergency, right. Vice-Chairman Dr. Sergio D. Garza replied yes. Mrs. Gaona responded it's part of these changes. Chairman Ceballos replied okay. Mrs. Gaona stated Chairman Ceballos, the only thing I wanted to say is that on page 9, I want to be able to remove what's in green from the policy. It was in the original policy, so if I can get authorization to remove that and leave the rent structure the

way it is on the top. Chairman Ceballos responded okay and that works for the city. Mrs. Gaona replied yes. Chairman Ceballos stated I think you all did good work; I mean that's great.

Commissioner Dr. Marisela Rodriguez Tijerina moved to approve the operating policies, budgets and rent schedules for Los Balcones Apartments and the Bernal Sunrise Courts.

Commissioner Gloria Ann Freeman seconded the motion.

Chairman Jose L. Ceballos stated Ms. Freeman seconds, as noted with the amendment stated by Mary in terms of the language, all those in favor say I. Motion passed unanimously.

- C. Discussion and possible action to consider agency-related out-of-town travel requests, as presented.

Chairman Jose L. Ceballos stated the next item for discussion is to consider agency related out of town travel request. So, I think that there is a list of opportunities for training. We used to have an excel spreadsheet before and Christy used to prepare that and with COVID I think that kind of went away. Now a days, you never even know if there is a conference because most of them are on-line. I believe there are opportunities we are circulating some that are semi urgent just for cost and fare purposes. There is a Main Street Conference that I think is a good opportunity; I know some of you will be attending that Main Street and have asked for some support in sending some folks and covering expenses. I think it's a good opportunity to get them to join, it could be a little bit more with Main Street but as a board and as an agency we already do with the inner-city summit and I think we could do more that could be helpful. So, Dr. Garza if you were able to go, that would be great. If you're not, then that's fine but I think that's a great opportunity to tie with Laredo Main Street. Vice Chairman Dr. Sergio D. Garza replied I'm able to go. Chairman Ceballos stated okay, Mary was there a listing sharing? Mrs. Gaona responded yes, it's just those three that we put on the communication. Chairman Ceballos replied it's not on this one. Mrs. Gaona stated it's in the background section of the communication. Chairman Ceballos replied okay, so Jessica you attended this vacant property conference, right? Jessica Martinez replied yes. Chairman Ceballos stated yes, so I am interested in that one. Jessica Martinez responded it's a good conference. Chairman Ceballos stated I am still sitting on the TIRZ but in a different role right now but I think that's going to be very important. The city did pass an ordinance related to vacant buildings and it started in January but fees really don't start registering until next year so we need to get to that. I know Tina with City Management and maybe share it with Main Street or with others that maybe want to be there because they're going to be the center of the vacant building ordinances and implementation. Jessica Martinez stated a lot of good information was provided. Chairman Ceballos stated this year HUD cancelled their DC in person conference, I don't know if they have a fall in person but right now, nothings come out. Anyway, stay on top of that in case you're wanting to go to these trainings.

Chairman Ceballos moved to approve related travel to the Main Street conference, the vacant property conference and if anybody wants to go to the Texas Housing Association conference.

Chairman Ceballos stated staff would be going to that one. Are there any other conferences from folks that are here that you all need to or want to include in this motion or from the board anything else that's out there? Commissioner Gloria Ann Freeman stated I do, as soon as one comes up, I need to take a resident commissioner training.

Chairman Ceballos modified his motion to include as the opportunity is presented, a resident commissioners training is authorized. Is there a second? Vice Chairman Dr. Sergio D. Garza seconded the motion. Motion passed unanimously.

- D. Discussion and possible action to ratify the hiring of a management position. This item may be discussed in closed session pursuant to Texas Government Code, Section 551.074 (personnel matters).

Chairman Ceballos stated is there any personnel matter that you think that may need to go into executive session Mary or are we good to do it in public. Mrs. Gaona responded we are good to do it in public. Chairman Ceballos replied alright go ahead. Mrs. Gaona stated I would like to request authorization or ratification of the action of filling the Assistant Director of Housing Management position on April 4th with Ms. Raquel Aguilar. Chairman Ceballos responded okay, great so yes, Mary shared this with me and I shared it with Dr. Garza in a non-quorum. We just wanted to make sure that things were looked at and we didn't want to lose the opportunity of keeping you before you went on to someone else because we didn't have a board meeting. So, we appreciate you being available to start as quickly as Mary told us you could and thank you for choosing to come work for us, we look forward to seeing you do well in our organization. Assistant Director of Housing Management Raquel Aguilar replied thank you for the opportunity. Chairman Ceballos responded thank you, alright is there a motion to ratify this action.

Vice Chairman Dr. Sergio D. Garza moved to approve. Commissioner Gloria Ann Freeman seconded the motion. Motion passed unanimously.

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

**Chairman Ceballos moved to adjourn and then convene as a different organization.
Commissioner Gloria Ann Freeman seconded the motion.
Motion passed unanimously.**

Meeting adjourned at 1:04 p.m.



Jose L. Ceballos, Chairman



Mary Gaona, Executive Director