

Laredo Housing Authority
Regular Board of Commissioners Meeting

Zoom Video Link:

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Call in Number: 1-346-248-7799

Webinar ID: 896 6129 6487

LHA Board Room

2000 San Francisco Ave.

Laredo, Texas 78040

Friday, May 20, 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-5

Minutes

May 20, 2022

1. CALL TO ORDER

Chairman Jose L. Ceballos called the meeting to order at 12:04 p.m.

2. INVOCATION PRAYER

Commissioner Ms. Freeman led them in prayer: "Please bow your heads, Dear Heavenly Father today as we gather to hold our meeting, we pray that you protect all those present and their families from harm. We pray for peace though out the world. We pray for everyone in the path of natural disasters. We pray for the protection of the first responders working those natural disasters. We pray for those that go to bed hungry. We pray for the homeless that they find shelter. We pray for the mentally ill and the disabled. Bless those that go above and beyond to help those in need. In your name we pray. Amen."

Chairman Ceballos thanked 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 everyone that was present as well as joining via Zoom.

Chairman Ceballos asked Mrs. Gaona to proceed with roll call. Chairman Ceballos asked Mrs. Gaona to proceed with roll call. Mrs. Gaona mentioned that Commissioner Dr. Marisela Rodríguez Tijerina and Commissioner Anita Guerra were 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
Jessica Martinez, Director of Planning & Community Services
Christy Ramos, Administrative Assistant
Veronica Alcala, Assistant Property Manager (zoom)
Melinda Gavilanes, Property Manager (zoom)
Kayla Moreno, Property Manager (zoom)
María Serrano, Assistant Property Manager (zoom)
Jose Hernandez, Property Manager (zoom)
San Juana Valero, Assistant Property Manager (zoom)
Laura Villalobos, Property Manager (zoom)
Denise Guzman, Property Manager (zoom)
Doug A. Poneck, Attorney (zoom)
Ricardo De Anda, Attorney

Others Present

Chairman Ceballos stated that Commissioner Dr. Marisela Rodríguez Tijerina and Commissioner Anita Guerra have 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 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 Services stated as far as the Resident Councils, we are going to go ahead and start meeting on garage sales for each resident council at each Colonia. We are also going to start getting together for the June 9th event for the Rio Grande Mural at the Inner-City Park and they have asked us to have an activity booth and have some of our children representing the Colonia's be part of that event. Chairman Ceballos stated it's not an action item. But when do we open our centers? Ms. Gaona stated that we are hoping to open them next month. We are looking to do July maybe here at Colonia Guadalupe and possibly mid-June at the other sites. We are still in discussions with the Food Bank and the School District about the meals as far as them providing sit down or continuing with the grab and go. Chairman Ceballos stated alright, you and I know we had perfect attendance on this agenda item for years, literally years and Covid kind of affected that. Can you work to see if you can find someone that can come? I want to make sure that the Board has communication with the leadership there. Ms. Gaona stated yes, I had spoken to Ms. Freeman about us possibly meeting also with Ms. Rios. She had stated that she was going to be present and called Christy right before the meeting that she would not be attending. Chairman Ceballos stated that maybe she can, as the President of the Central, designate a couple of people that can come in her place. Ms. Gaona stated yes but I would still like to coordinate maybe a meeting with her and Ms. Freeman also before the Board Meetings. Chairman Ceballos stated yes, okay great thank you. Thank you, Jessica.

8. 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.

Ms. Gaona presented to the Board and stated that in their package you have some staff development that took place in the month of May. We started traveling in May so some staff and one of our commissioner's traveled and we also had other staff development that took place online. We continue to try to fill our vacant positions and as far as our Casa Verde we're fully pre-leased and occupied and we have two vacancies at River Bank. Chairman Ceballos: asked Ms. Gaona to hold there on Casa Verde. He asked do we have the bus stop shelter? Ms. Gaona responded not yet; they are bidding it out. They haven't come back to me with any bids on this or on the sign for River Bank. Chairman Ceballos asked do we have a bus stop at River Bank? Ms. Gaona responded; I haven't checked. I can check. I will verify that. Chairman Ceballos asked, this is not a resource issue, right? We have funding at both properties. Ms. Gaona responded, no, we have funding it's just getting the contractors to bid. Chairman Ceballos responded it's been a really long time, Mary. What can we do to expedite it? Ms. Gaona stated, I can start just maybe taking contractors out

there and do it and then give them the quotes. Chairman Ceballos stated, I think the Board is aware of Casa Verde, right? So, they don't have a bus shelter they literally stand in the shade of a post and we were there we saw it so we need to do it. I know the former Councilwoman wanted to address it. I have not, in fairness to this new Council member, well I don't this I have, brought it up to his attention but if we do need to. I mean that property is productive you just saw it there's no units available. So, we have the resources. Ms. Gaona responded, I did speak to Metro and went through that process but I didn't get anywhere with the staff that was there. Chairman Ceballos responded, that's done. Why don't we reach out then to the Council Member and say we've got the resources we just need your permission to place it and then do the same with River Bank. Thank you, Mary, continue with your report. Ms. Gaona continued by saying that our Pic Score is 99.7 for Public Housing and our lease up is currently at 99.21% we're fully leased locally we've just got vacancies in Asherton. In Section 8 our pic score is 105.9 with our utilization at 102.20 % and lease up at 99.9%. Chairman Ceballos asked, Mary do we have this sheet or no? Ms. Gaona responded no; well, you have it but it's broken down into several sheets. Chairman Ceballos responded okay. Ms. Gaona stated I'm just giving you the wrap up here. Chairman Ceballos stated, alright let me know I have a comment when you're done with this before you jump to the other one.

Ms. Gaona replied, okay and on our Emergency Housing Voucher Program we have 85 vouchers allocated, 64 families have been assisted, 18 are still searching, and three were pending inspections before the report was prepared. In our Rapid Rehousing Program, we have the full 17 families assisted. Chairman Ceballos said my question is in Section 8 we have FSS slots of 29 and we have 24 filled. Can someone speak to the gap. Good afternoon, Melissa Ortiz for the record. We do have five slots available; we're working to fill those. Chairman Ceballos asked, are you having problems filling them? Ms. Ortiz responded, yes, we are. Chairman Ceballos asked, what is the hardship? Ms. Ortiz responded, mostly I guess the case load. It's hard to keep up with renewing and making adjustments and providing the supportive service so once we hire the fifth case worker, we'll be able to do more. Chairman Ceballos asked, when is that going to happen? Ms. Ortiz responded, hopefully next week. Ms. Gaona mentioned that they have two applicants. Chairman Ceballos responded, so, the hardship is on our side not on the tenant's side. Ms. Ortiz said, no, it's on our side to try to focus and recruit.

Chairman Ceballos asked, can you all discuss and evaluate whether we need to incentivize recruitment and what I mean by that is in the past we used to provide incentives. Obviously, the escrow is the incentive, right? But if we need to encourage the people to join the program by way of some incentive. I know that's not what you said right it's an administrative hardship. Is that you all consider that and what I mean by that is that maybe we match their escrow for down payment assistance or tuition so that you always have those points, they are easy points. I saw their SEMAP rating it looks really good, but I think you should always have those points. Ms. Gaona responded; we should always have the 29 slots filled. Ms. Ortiz replied, right so we do have some that leave and then you're struggling to get somebody on to fill that gap. Chairman Ceballos responded, so, what I'm saying is if they're escrowing \$200 a month, we can say we're going to match your first \$500 for down payment assistance right so the financial impact potentially is more right if our ranking if our utilization goes down so I'm just trying to give you some tools to keep it at 100%. Ms. Gaona stated, and we will be

looking at that Mr. Ceballos a cohort just came out and it's on assets that will really tie into FSS and in Public Housing also. So, we'll be looking at that. Chairman Ceballos replied, okay, any questions, do you have some more to report on? If not, thank you Melissa. Okay so yes, I saw something different and it was me it was Public Housing the utilization. For the Board go back one slide, it is really good when we are that close. Usually, we're not even that's very close that's probably as close that we can ever get before being over leased so congratulations to everybody involved with that. Ms. Gaona said yes so, we've been pushing for it. We were at 1620, I was going to take the staff out to eat and everything and them somebody reported a death from last month so we are back at 1619. Chairman Ceballos asked, who would make that report? Like... Ms. Gaona responded exactly, that's what Ms. Vicharrelis said, Melissa why did you confess that it happened. So, we will show the change next month. On the next slide we have some pictures to show. The staff went to the senior home and gave some plants and little goody bag for Día De las Madres. Chairman Ceballos responded, Yaa that's great. Ms. Gaona stated I know they now want the bailes so we need to look at having them.

Chairman Ceballos replies, well, here's my thought I think you need to allow it because you know it's been so long and I know like now there's discussion about somebody saying this morning somewhere in one of the news stations that New York is coming back with Covid. So, I mean we are really going to have to adapt and these folks at our senior center have been constrained way too long I don't think you should wait any longer. Commissioner Dr. Sergio D. Garza stated, you know there is a new Flu. Commissioner Anita L. Guerra asked, can you hold them outdoors or no that's not a possibility; well, it's too hot especially during the summer. Ms. Gaona replied, especially right now. Commissioner Dr. Marisela Tijerina Rodriguez replied, I'm sorry we don't have like a flat surface outside that's not a tripping hazard? Ms. Gaona said no, but I am sure we can rent one. Chairman Ceballos said, or build them their pad. Chairman Ceballos asked, who do we have with elderly services? Who's our staff member? Ms. Gaona replied, Ms. Liendo will be returning, we have been looking at that and discussing when. Chairman Ceballos replied, I would like to see the program for the elderly services. Ms. Gaona responded, yes, Jessica's already started. I've instructed her to prepare that and she's already started discussing with Laura the different possible events that we can have there. Chairman Ceballos responded, great, thank you. Ms. Gaona then stated that next we have the pictures of Police week at Russell Terrace where Ms. Freeman joined staff to thank the police officers and give them a little token of appreciation. Thank you for doing this, the Police Department I think they appreciate it. So, as we come to the end of our service you got to be proud of what was done at Russell Terrace you know all of you that were involved. Ms. Gaona mentioned and we forgot the podium as you can tell. We took it. Chairman Ceballos replied, you left it there. And for the record Commissioner Anita Guerra is present has been present for the last 10 minutes or so. Ms. Gaona states, so we also felt that we wanted to take something to the substation so we were just waiting for them sometimes we would miss them by the time we'd try to catch them because we can't cross so we left them a basket of goodies and drinks. Chairman Ceballos replied, that's great, thank you. Alright you're going to report on construction as well. Ms. Gaona stated yes, on construction Mr. Cruz is here if you have any questions for him but we've gotten our C.O. for the former executive, our Building D, we've gotten the C.O. for Los Balcones, we just

received the permits to continue with the sidewalk and the maintenance shop so we will continue we just received those yesterday. Chairman Ceballos replies, so, by the next Board meeting this campus is going to look very different right except for this back part. Ms. Gaona stated, yes, just this back part. AEP was supposed to come this week but they didn't show up I didn't want to pressure them anymore because today was our Board meeting so didn't want them to turn the lights off today but I will contact them after the meeting. I will get on the phone to see if we can start cleaning up this area. Chairman Ceballos replied, that's good. So the vision, I think I have said it but I will just restate it since we got a lot of our staff members on, was to create a venue that makes us or provides for the professionalism that anyone of us expects and delivers but also create a campus that you want to be at where you want to work right and people want to be at so as you see that that's kind of the vision behind it hopefully you agree that it's achieving that. I know it's kind of hard some of you are in another building but probably within 45 days you're going to be in well most of you are going to be back in the two-story building. It's been designed so it addresses the whole Covid potential pandemic sanitation. It will provide private spaces, but will take adapting to it if you were used to more of an openness. The systems there, the operation there, is now designed to privatize your space. Your working space right or if there's another pandemic you will be able to have a little bit of a separation. The air system is already, we put ultraviolet lighting that kills most pre Covid germs, airborne germs, and bacteria. So thankful for HUD putting money there because without that we would not be able to do it. But hopefully you are dressing up your work space and updating colors. I think all of you have probably walked into this building, if the Board hasn't walk in there, they should. It's a completely different building and the space feels different. Where I used to office many years ago, you can't even imagine what that space was. It was like that for so long so anyway, I wanted to let the staff members know and also the Board that it's allowed us to move ahead with this vision to create something that everybody can be proud of and when this place gets redeveloped and rebuilt this will hold up and will be competitive to any workplace and if you have more ideas to improve it let us know this is the time to do it. For the Board, just to remind you we've named or tagged each building. Building A, B, C based on the order actually A, B, C, D and then E is the maintenance garage that's going to be built. There will be way finding that's going to be worked on you all have heard of that but what it will do our Resident Commissioner Ms. Freeman who has seen pre Covid a lot of engagement with Russell Terrace taught us that having a space where we can have civic meetings and resident meetings which will be that building B I think will be a great asset for the future so Thanks I know it's been its still very trying cuz there's a lot multiple projects that are going on with this new money that came in. But I appreciate and the Board appreciates your efforts as you deal with it and you adjust but know that the finality of it will give you a better working place that hopefully you want to choose to be here a while and work for the agency in a way that is satisfactory to you. Commissioner Dr. Sergio D. Garza replied if I may? Chairman Ceballos stated, yes Dr. Garza. Commissioner Dr. Sergio Garza replied, I'm going to go a little bit off tangent okay and I apologize for that. The card you gave me to come into the parking lot whatever so I had to get off my truck and I started moving it and I finally opened it. Ms. Gaona responded, no, you don't have to get off, that little dot that's on the back, you just waive it front of the reader. Commissioner Dr. Sergio Garza replied, okay now

I know. Chairman Ceballos replied, or you could also stick it on your windshield. I mean it's all a trial right but we will have eight spaces back here that are going to be built. A decision was made to do this, what we did here we left six parking spaces for the police work station and then took this other parking out for safety reasons and also for some aesthetics but then we're replacing those or some of those with parking back here which at this point we think it will be a secured parking like that. It may not need to be, but we're planning on it being secured. Ultimately, we probably tripled the number of parking spaces that we had and right now we have barriers between the public and the staff parking those will be dressed up with something else as we move along but Mary and team will decide what that looks like. So anyway I just wanted to let you all know, our staff may not know all of this from the board you may hear it from Mary but it was really to create an environment that's competitively as a work place and professional and so that if you have community meetings you can host them here without trying to find a place we still have probably all of this year to go to finish this campus so anyway and I don't know if any other board members want to add to those comments. Alright, thank you. Mary. Ms. Gaona stated, just for the staff that's at the other properties, I wanted to let them know that Carlos Richter will be the next development scheduled for construction. We will also be doing changes to their area and office space. Chairman Ceballos replied, Right, Great. My comments on the report side are that Mary I'd like to see the plaques that are pending finalized in the next 30 days. The Balcones, the backside finished up with our neighbors. Ms. Gaona responded, yes, that's scheduled to start on Monday. We have already contracted Bronze Builders to do that and Bulmaro has that schedule to start next week and we were just missing the communication with the neighbor to the right. Chairman Ceballos said, and then the IT consulting work is to try and get that wrapped up and of course the hiring. Ms. Gaona replied, yes. Chairman Ceballos asked if there were any questions for Mary or comments? Alright, thank you Mary and everybody that was involved in those items.

9. 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 enter into a collaborative, non-financial Memorandum of Understanding with Serving Children and Adults in Need Inc. (SCAN) HOPES Program for supportive services for LHA clients.
- B.** Consideration to authorize the Executive Director to extend the Public Health Expert Consultant contract for an additional year, as allowable by Contract No. 2020-0510-3, effective June 22, 2020. This represents the third year of the contract maximum permissible of five years.

Chairman Ceballos advised the Board that we were going to move on to the Consent Agenda. Take a look at the items, 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 the board decided to do so and pull the item out. Let me know if you want to pull any of the items out and discuss. If you all are good with it. I'll make a motion that we approve both item 9A & 9B and authorize the Director to execute accordingly.

**Chairman Ceballos moved to approve items 9A and 9B of the consent agenda.
Commissioner Gloria Ann Freeman seconded the motion.
Motion passed unanimously.**

10. ACTION ITEM

- A.** Discussion and possible action to approve the Commercial Property Insurance for the Laredo Housing Facilities Corporation effective June 27, 2022 through June 26, 2023.

Ms. Gaona advised the Board that we have received a renewal rate on this premium from HAI Group which currently has the policy. The renewal has an increase of \$559.00 dollars for next year bringing it up to \$61,237.00. We have had this out but we haven't received any other bid. One company told us we would have it before the board meeting, but we didn't receive it. We would like for the Board to consider possibly approving this renewal and or wait because we still have until our next Board meeting before the policy expires to look at other rates if they do come in. Chairman Ceballos stated I am fine with that but I do want to ask our Attorney, Ricardo are you good with us approving something now and if it comes in at a lesser amount that it come back to the Board. Attorney Ricardo De Anda replies, I mean you can do it either way. I noticed we have a \$5,000.00 deductible on almost \$27,000,000.00 dollars in property which is being insured. We may get a cheaper rate if we increase our deductible to 15, 20, or 25 thousand dollars. Chairman Ceballos asked, can we award it subject to it being the best most beneficial and if it's not, it be brought back? Attorney Ricardo De Anda replied, yes.

Chairman Ceballos replied, is that what you are asking Mary? Ms. Gaona said, yes. Chairman Ceballos said for it to be brought back or to award to the other one? Do you need it or we have another meeting before right? so okay. Ms. Gaona said, yes, we have one before. Chairman Ceballos asked, does the Board understand? I kind of maybe confused people. Does it make sense kind of what we would be entertaining? So, we would award it to HAI unless we receive a better offer from a second proponent. Commissioner Dr. Sergio Garza said, I'm not happy with that. Chairman Ceballos replied, you're not? You want it to come back? Commissioner Dr. Sergio Garza said, Yaa. Chairman Ceballos said, okay Dr. Garza wants it to come back, does it do anything for you administratively for you to do that? Ms. Gaona said, no, we would just come back at the next board meeting. Chairman Ceballos said, alright. Commissioner Dr. Sergio Garza asked, when does the policy expire? Ms. Gaona replied, on the 26th of June. Commissioner Dr. Sergio Garza asked and when is the next Board Meeting? Ms. Gaona said we usually have it before. Chairman Ceballos said before. Commissioner Dr. Sergio Garza said I mean because if it's going to cause delay. Chairman Ceballos said, no, I mean we're going to have a Board meeting before the 27th for sure. Ms. Gaona replied, yes, we will have another Board meeting. We had put it in, because we thought were going to receive the quote, but we didn't receive it. Chairman Ceballos replied, it's just a cleaner way to do it. Commissioner Dr. Sergio D. Garza replied, yes. Ms. Gaona said, okay.

Chairman Ceballos announced no action will be taken on this item.

- B.** Discussion and possible action to renew the Blue Cross Blue Shield Health Insurance, effective June 1, 2022 through May 31, 2023.

Ms. Gaona advised the Board that there is an increase from \$623.19 to \$685.19 a month. Commissioner Dr. Sergio D. Garza asked, what percent? Ms. Gaona responded, it's a 9.9%, last year we had a 13.3% percent increase. Chairman Ceballos replied, I don't think was that significant. Ms. Gaona said, so it's a \$62.00 dollar a month increase. Chairman Ceballos asked, for our entire agency or per employee? Ms. Gaona replied, \$62.00 a month per employee. Chairman Ceballos said then it's sizeable. Ms. Gaona said, yes. Chairman Ceballos asked, what's our total cost? Ms. Gaona responded; the renewal rate is \$678,000 so it's an increase of about \$114,000. Chairman Ceballos said oh, Yaa that's significant. Ms. Gaona said, yes. Commissioner Dr. Sergio D. Garza asked how many employees do we employ? Ms. Gaona said currently 79. Chairman Ceballos said and this is bided obviously, this is a procured item so. Ms. Gaona replied yes, and we also bided it out with TML. Jennifer has those amounts also; we were trying to look at something else. Jennifer Barrientos for the record. So TML with Blue Cross Blue Shield as well, we got a rate and it would be \$781.00 per month per employee. Chairman Ceballos said, almost \$100.00 dollars more. Ms. Barrientos said, yes, we met with Mr. Martinez from Laurel Insurance the first renewal rate was coming in at 17.6% which was \$733.98 and he renegotiated the price and it went down to the 9.9% or \$685.19. Chairman Ceballos said, okay. Commissioner Dr. Sergio D. Garza asked, this is with Laurel Insurance? Ms. Barrientos said, correct. Ms. Gaona said, we have been going back and forth with him trying to get something better based on the staff changes that we've had. He told us he would wait and run another quarter and try to go back to TML with the numbers based on that report. Chairman Ceballos said, okay. Ms. Gaona replied and let's see if he can lower the cost with TML but until the next quarter. Chairman Ceballos said, alright, any questions from the Board?

Commissioner Dr. Sergio D. Garza moved to approve the renewal with Blue Cross Blue Shield.

Commissioner Gloria Ann Freeman seconded the motion.

Motion passed unanimously

- C.** Discussion and possible action to approve the certification of the Section 8 Management Assessment Program (SEMAP) for the Fiscal Year ending March 31, 2022, as recommended by staff, and authorize Executive Director to submit the SEMAP Submission Certification to the U.S. Department of Housing & Urban Development (HUD) and adopt Resolution No. 22-R-04.

Melissa Ortiz, Director of Section 8 advised the Board that we are here to gain permission to submit the SEMAP certification from April 1st, 2021 through March 31st, 2022. We sampled and we self-certified indicators 1 through 8 and we did sample those files, we tested the payment standards, inspections, waiting list, utility allowance, and everything came back favorable and we will be getting the full points for those indicators. From indicator 9 through 14, I just certified those from the data in PIC and we are estimated to get the full points for those indicators as well. So out of the possible 145 points we are anticipating all 145 points for our

program. Chairman Ceballos said, alright, thank you very much. Great. Who is helping with the review of the files Melissa? Ms. Ortiz responded; I am along with staff. Chairman Ceballos asked if randomized or? Ms. Ortiz replied, yes. Chairman Ceballos said, okay, very good anything else to add or questions for Melissa. Ms. Ortiz stated, we'll work on improving our lease up for FSS to fill those slots for 2023. Chairman Ceballos said, great, perfect.

Chairman Ceballos moved to approve the certification as presented by staff and authorize the Director to submit accordingly.

Commissioner Dr. Sergio D. Garza seconded the motion.

Motion passed unanimously

Chairman Ceballos said, thank you, Melissa.

- D.** Discussion and possible action to approve the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract for calendar year 2022 and adopt Resolution No. 22-R-05.

Ms. Gaona advised the Board that on May the 12th we received notice that we were getting an increase in our calendar year 2022 CFP. It increased from the projected 1,900,000.00 that the Board approved back on December the 15th up to \$2,243,585.00 an increase of 343,585.00. We are asking the Board to authorize us to submit this and come back to the Board with revisions once we have met and finalized the changes. Chairman Ceballos replied, okay so it's a formality of accepting the monies which we would want to do. Ms. Gaona replied, yes.

Chairman Ceballos moved to approve the amendment to the consolidated ACC which represents an increase to the Capital Fund Program.

Commissioner Dr. Sergio D. Garza seconded the motion.

Motion passed unanimously

I probably should have said it during but I would like to see some of those moneys go to the potential RAD or conversion of Guadalupe. That we allocate some of this money for that. Mary...Ms. Gaona responded, yes Sir. Chairman Ceballos stated, that there was another item I forgot to tell you about during the Directors Report. I know you are probably going to bring back, the Airport Property Committee or the Supportive Housing Committee, I know Dr. Garza has been part of that but also start assembling the team for this property.

11. 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).

12. ACTION ON ANY EXECUTIVE SESSION ITEM

13. ADJOURNMENT

**Chairman Ceballos moved to adjourn the meeting.
Commissioner Dr. Sergio D. Garza seconded the motion.
Motion passed unanimously.**

**Thank you, Doug, good to see you digitally.
Meeting adjourned at 12:40 p.m.**



Jose L. Ceballos, Chairman



Mary Gaona, Executive Director