

Laredo Housing Authority
Regular Board of Commissioners Meeting
Zoom Video Link:

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Call in Number: 1-346-248-7799

Webinar ID: [899 8272 4519](#)

LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040
Friday, November 18, 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-8

Minutes

November 18, 2022

1. CALL TO ORDER

Chairman Jose L. Ceballos called the meeting to order at 12:03 p.m.

2. INVOCATION PRAYER

Resident Commissioner Gloria Ann Freeman led them in prayer: "Please bow your heads, Dear Heavenly Father, thank you for all the gifts that you bestow on us and for all the blessings you send our way. Please keep our elected officials, our board, our military personnel and border patrol in your prayers protect them from harm including their families. Please keep our students safe and protected as they are going back to school with all the situations that are happening throughout our country not only in our Elementary, Jr High and High School but in our universities. Dear Jesus, we pray that you protect our neighbors, our friends, our families throughout this holiday season and that they may have safe journeys returning back home and continue on with their lives. In Jesus name we pray. Amen."

Chairman Ceballos thanked Ms. Freeman for the 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 asked Mrs. Gaona to proceed with roll call.

Chairman Ceballos stated that they have a quorum.

Commissioners Present

Jose L. Ceballos, Chairman
Dr. Sergio D. Garza, Vice-Chairman
Dr. Marisela Rodriguez 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 HCV Programs
Robert Pena, Director of IT
Raquel Aguilar, Assistant Director of Housing Management
Melissa Hernandez, Program Coordinator
Alejandro Jimenez, Assistant Director of IT
Sonia Flores, Senior Accountant (zoom)
Sara Vicharrelli, Leasing Specialist (zoom)
Maria Hernandez, Property Manager (zoom)
Veronica Alcala, Assistant Property Manager (zoom)
Melinda Gavilanes, Property Manager (zoom)
Elsa Rodriguez, Clerk (zoom)
Maria Serrano, Assistant Property Manager (zoom)
San Juana Valero, Assistant Property Manager (zoom)
Kayla Moreno, Property Manager (zoom)
Denise Guzman, Property Manager (zoom)
Doug A. Poneck, Attorney (zoom)
Ricardo De Anda, Attorney (zoom)

Others Present

Rosie Rios – Carlos Richter President
Heriberto Avalos – Off Duty Police Officer

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

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 RESIDENT ADVISORY BOARD

Chairman Ceballos pregunto, hay alguien de la Mesa central para hacer comentarios.

Ms. Rosie Ríos respondió, Buenos días! Mr. Ceballos hola Bienvenida!

Ms. Ríos declaro, se hizo lo conveniente y terminando ya la organización del plan de cinco años que esperemos que se realice como ha estado planeado. Ya se renovaron las mesas en todas las colonias. Y estamos esperando ya las invitaciones para ver que más se va hacer en Carlos, que es lo que estaba pendiente y estamos para servirles tanto las personas que están en las mesas como yo. Gracias.

Chairman Ceballos respondió, en Carlos queda pendiente, queda para darle seguimiento a la Biblioteca.

Ms. Ríos respondió, O a la renovación del sitio si acaso no es la Biblioteca.

Chairman Ceballos respondió, Okay, gracias Ms. Rios.

8. PUBLIC HEARING: To receive public comments and input, and close the public hearing period.

Presentation and public comments on the proposed Annual PHA Plan and Five-Year Action Plan for fiscal years 2023-2027, under the Quality Housing and Work Responsibility Act/Housing Reform Act of 1998.

Chairman Ceballos stated that there wasn't anybody present and that they will act on this item during the action item and that technically the public hearing closes today, as they vote on it.

Chairman Jose L. Ceballos moved to close the public hearing for our Five-Year Plan 2023-2027.

Vice-Chairman Dr. Sergio D. Garza seconded the motion.

Motion passes unanimously.

9. APPROVAL OF MINUTES

A. Approval of Minutes for Board of Commissioners meeting on August 26, 2022.

Commissioner Dr. Marisela Rodriguez Tijerina moved to approve the minutes for the Board of Commissioners meeting on August 26, 2022 as presented. Vice-Chairman Dr. Sergio D. Garza seconded the motion. Motioned passed unanimously.

10. STANDING REPORTS AND PRESENTATIONS (No Action to be taken on these items)

A. General comments from Board Chairman.

Chairman Ceballos stated, essentially, I wanted to let the Board know, and I think all of you are aware, that we have a mayor race going on that's unfinished. There is a run-off that is set to happen December the 17th, some of you are on expired terms so it will be relevant for you all to keep an eye on for that. That's the first thing, that's the administrative part of it. But the second and probably the most important part of it is to commend the entire Board along with the staff in the particular moment to thank you for always being there for the agency. You came in when the community not just the agency when the community really needed you and there is nothing that I could say that can express the commitment that you lived during the process. I think that all of you experienced it at a different level, it was extremely meaningful. So, it will be important for you to always remember, who knows what's going to happen after the mayoral ship race ends, right. You will have decisions to make whether you continue to serve and those are yours to make, very personal to make. I asked Christy to send me a listing by year of the number of meetings that have been held, at least from when I have served which most of you have served with me since that time. You are going to be surprised, over from 2016 to date, we have had 75 regular meetings, we've had 15 special meetings. So, I alongside of you, have served and provided this community with your expertise, your willingness to serve unconditionally during 90 meetings. Which is an incredible feat, 2016 and 2017 we held 60 meetings in those years, they were extremely meaningful for Russell Terrace. So for me, at a very personal level, and I am sure I can speak for Mary and the rest of the staff, we are very grateful for the unconditional service that you gave. It was, I know we have Doug not sure if Ricardo is still on, but it was very trying, the meetings extended from one hour, two hours, and sometimes even close to three hours. So, it was a very trying time for us to deal with what needed to be delt with. So I wanted to make sure that I had the opportunity to express that to you and at a very personal level. I think the description that I offered, I think each of you has your own of how trying it might have been still to juggle your jobs, at least three of you, are public servants in terms of your jobs right so you had to juggle that and come to meeting and do the things that were required of you. Some of you traveled with us, we traveled together to advocate for the preservation of Russell Terrace. I have on paper; I have through the end of next year to serve. I will serve at the leisure of our leadership and I've described that to all of you in the past. I am not a stubborn person or think that I need to be in a particular place, but my hope is that as the new Mayor gets seated, that he will afford this Board the opportunity to transition if he so chooses to transition or if some of you decide that your service is ending that we can do it

in the best form possible. I would expect that you all would support that we go to whoever is Mayor and make that suggestion and try to hold a meeting in short order so that we can transition hopefully to a group that can continue in a good way like you all have. And if you decide and the opportunity is there for you to continue serving and that, will be you all's personal decision. To be clear Mayor gets seated, I will request a meeting and then we can tackle where that goes. For some reason I transition out, I would love the opportunity to transition over a period of time, so that we do it right. It doesn't have to be this political cut off cause a new group comes in and another one exits. We are part of the same community all things being respectful and done with integrity, it can be done. And I think that should be our goal, right. So, I just wanted to take a few minutes to tell you that and if for some reason, you all aren't here, I think you would want us to transition in a way that can be effective over in the long term for whoever takes over. I am working on a document that we can memorialize over the things that we have achieved together for the residents and for our constituency that I hope we can share with you that you can keep for some time and we will deliver that to you when it is appropriate. Those are my comments, I don't know if you all have any in terms of, I feel good in terms of what we've achieved. You can't ask more and I think the Mayor has expressed that to all of us, our existing Mayor. He's felt extremely confident about what we've achieved and how we achieved it. The Housing Authority is an aged organization, what I mean by that is that our stock is aged. There is a lot to do, I don't want to overstate it but there is our properties are old and they need a lot of work beyond just adding more units. We've got to renovate so, but I'll offer this opportunity for you all to make any comments or if you want to give me some direction, I would be happy to hear it and honor it. Vice-Chairman Dr. Sergio D. Garza stated, well like I said, I was the first one to join the Board before my colleagues here and I thank you for the opportunity that was afforded me. It's been a very learning experience and this is a very difficult job to be in and I thank you Melissa personally you were the acting Executive Director when you were here and she would sit me down and tell me this is what it is and I was taking down my notes like a student and everything but I learned a lot too and I appreciate you having a meeting with me and telling me about the projects that were taking place and that is when they mentioned the demolition of Russell Terrace and then that's when I said you can't demolish Russell Terrace first of all it would hurt Laredo ISD and I believe that in the end, when LISD did approach us, they were going to lose 10 million dollars and either close down K Taver Elementary or Sanchez Ochoa. The thing is that it was worth one point on the application for the grant. At that time, I know that this was not done with malicious intent at all. But when people do apply for grants and things like that I guess especially the Councilmember and or Councilwomen you got to take the whole picture into consideration and who's going to get affected. In that sense you know and I know that I didn't take the hit but you were so courageous enough to stand up and support Russell Terrace. Knocking down six blocks of housing is a little bit too much in that sense and where were you going to put everybody was also a question of mine. I learned a lot from you and from everybody here and I really enjoy working with the staff and I think one thing the staff should realize is that

we gave you all carte blanche to do as you needed to do with your professional life here training or whatever so that you can better yourselves. And we are not a Board that was micromanaging or manipulating people for one thing that should be known. And I guess I'll just say, I'll just close by saying that Ben Carson was right when he said that brain surgery was much easier than housing. You know, I agree it really is it's just so difficult you know we meet with Mary and she asks do you have any questions and I am like no but I know Mr. Ceballos will. He has all of this experience and we are grateful to you Mr. Ceballos because you have all this experience and you led us in a good direction and you do what is ethically correct for everybody and I respect you and admire you for that and I thank you for affording me the opportunity to be on the Board. Chairman Ceballos replied, thank you sir, I appreciate that. Same here, okay Dr. Rodriguez. Commissioner Dr. Marisela Rodriguez Tijerina stated, I was the third to come in and little did I know what I was getting myself into but looking back I am very grateful for this opportunity so I do thank the mayor and chairman. I know we all have devoted a lot of volunteer no money attached and I do want to thank everybody in here because it truly takes a whole team and when I reflect on the accomplishments I hope if anything if this is my last meeting, I just hope that you continue to building a culture of assessment and what I mean by assessment is look at the problems, evaluate it carefully look at the short term long term plans of anything and most importantly always be ethical full of integrity, due the right thing even when thing are really rough. We came in at a very rough time but what I think kept us going is speaking the truth being honest and not letting politics, negativity, any sort of corruption get in the way. If anything, we tried to clean that up. So, I hope that, as I've always said, it's easier to say the truth than to, cause then you may get caught up in your lies and I like sleeping at night without and I've always told people that when you have integrity, you have ethics, those are the best virtues in life because once you break that, you can never regain them and that's the honest truth I've seen it over many agencies and many institutions and so just be careful and look out because at the end of the day, be true to the mission of what this agency stands for. And the commitment that we have to the Federal Government, to our community is so crucial because we impact lives. And let's not forget about our residents they should always be in the forefront of any decision that we make. So, we'll see what happens but it was a pleasure working with you all and thank you for this opportunity. Chairman Ceballos replied, thank you Dr. Rodriguez. Commissioner Anita L. Guerra stated, actually this was a wonderful experience for me. I love learning so this was a very prenominal learning experience and it was wonderful meeting all of you all. Thank you so much Ms. Gaona and Melissa for your leadership I appreciate everything and all the staffs support thank you so much and of course all the residents, volunteers and everybody. And especially to the Board members, especially to Mr. Ceballos and Dr. G you all have taught me so much and it's been a very wonderful experience. We've had our, I didn't come in when you all had that rough seas but I've heard you all have done a phenomenal job and I am glad to have been a part of an done my little part of it to. So, thank you all. Chairman Ceballos replied, great, thank you for your service.

Resident Commissioner Gloria Ann Freeman stated, first of all, I would like to thank you for the opportunity that I have been given to be on this board. They say that a leader's quality is to know how to pick the people that work under him in select jobs and I know you have a hand in me being selected for this and I thank the mayor for being wise enough to listen to your suggestion and recommendation. I know originally, when the other board was onboard, I remember going to the first meetings for Russell Terrace for the demo and I dare to question something that was a construction question and I had this gentleman lean over like who is she to question it. The next one was my sister questioning another construction question and he looked over and I said I think we are in trouble because they know that we know construction now. But to be able to put such a diverse group together, to help lead and the reason I say help lead is because we do the side of the policies and procedures for the agency and the rest is done through Ms. Gaona, Christy, Jennifer, and Melissa and so many other people that I cannot even mention all of them. We all work together to make this the best Housing Authority that we've had in Laredo in years. And I am so thankful to have been given this opportunity to be part of it. Chairman Ceballos replied, thank you, I appreciate that. So, I know that Ricardo and Doug are online so obviously there is going to be a transition and I publicly thank you both for your roles that were extremely critical and of course Rod Solomon his role and the extended teams in each of your firms that helped us through the initial two-three years the construction process proved to be very trying, very difficult but you guys were instrumental both of you were instrumental in advising the Board that was coming in to a very complicated it wasn't an easy thing to slice and or explain, very complicated issue involving two major projects in the city. And to have that to shoulder for any board it is difficult. I think it was, it became addressable, resolvable because we had the right team helping. So, I want to thank all of our counsel along the way that helped us and that did all of these meetings with us. Ricardo, I don't know if you heard that but we had ninety meetings in five years or so. But the first two years were very trying special meetings ran forever right. Sometimes three plus hours so thank you Doug and thank you Ricardo for your role in supporting this board. So, I think you heard it so the plan will be to set up, to have a conversation with the mayor and chart the path forward. Hopefully it involves a couple of months or whatever time we deem necessary to transition. Whatever that ends up being so that we can do this right. What would be my hope a good positive transition to folks that are responsible and ethical. Vice-Chairman Dr. Sergio D. Garza stated, you have my support. Chairman Ceballos replied, thank you. Alright well that is what I wanted to share with you and I will keep you posted and we will go from there. Ricardo and Doug, would you like to make any comments before I move on? Mr. Ricardo De Anda asked, who would you intend to be at this meeting with the mayor, all the Board? Chairman Ceballos replied, I hadn't really thought about that, I thought that I would make the call and have the meeting myself with the mayor. But I am pretty open to having other people join me. Mr. Ricardo De Anda replied, I am only suggesting because if it is more than three of you, we would need to post it, but we can do that easily.? Chairman Ceballos replied, yes, thank you. Doug, did you want to comment? Mr. Doug Poneck replied,

just to echo your words and everybody's words about the work that you have done over these years and I was happy to help you and be a part of the team. I do think that the integrity of this Board and the organization has been paramount and has seen it through tough times and I to hope that obviously that continues for the organization because I think that the community deserves that, the tenants deserve that and everyone who is a part of this organization benefits from a commitment to that integrity. So, best wishes for obviously the future. Chairman Ceballos replied, thank you Doug. If anybody wishes to join at the mayor's meeting let me know and if it's more than three, we will post it and go from there.

- B.** Executive Directors Report to include status of grant programs and ongoing construction projects.

Chairman Ceballos stated, Mary go ahead. Ms. Gaona stated, for our Public Housing, our PIC score was at 100% and our October lease up is currently at 98.29% and for the year to date lease up it is at 98.91%. Our HCV PIC score is at 104.52%, our monthly HAP utilization is at 104.60%, and our HAP utilization year to date is at 102.59%, for our unit utilization for October it is at 97.74% and for our unit utilization year to date it is at 98.94%. For our Public Housing occupancy, our average from April through March 2023, it is currently at 98.87% and for the month of October like I said, it is at 98.29%. Our leasing comparison we have from September to October in Colonia Guadalupe we were at 268, at Carlos Richter we are at 224 currently and in September we were at 226, for Senior Home we are at 100, Meadow Acres and South Laredo were at 133 and in October 132, and in Asherton we were at 25 for both months, Farm Labor at 37 and at Russell Terrace from 198 to 196 and Meadow Elderly from 29 to 30 and for our HCV in September we were at 1,599 and in October 1,600. And I just wanted to let you know that in the HCV our annual HCV vouchers are 1,620 and in October we got an additional 17 vouchers so now our baseline is 1,637 vouchers starting October. For our grants, we have the Webb County American Rescue Plan, we did hire the case manager in September so began that process and in November we moved in four families into Los Balcones Apartments. Our Rapid Rehousing Grants FY2020 has an expiration date of January 23, 2023 and we are at capacity with the six families. We do have our 2021 Rapid Rehousing Grant approved that will run us through January 2024 in the amount of \$236,632. In September, we did apply for the renewal for that and we were advised that it is going to be recommended and that we were on their priority projects listing as a Tier 1. So, we should get funding though January of 2025, once it is approved. Chairman Ceballos asked, Mary on the 2022 are you close to being fully expended? Ms. Mary Gaona replied, yes, that is why we haven't carried over as many families. So, in February you will see the increase in the families. On the emergency housing vouchers, of the 85 allocated, we currently have 76 vouchers that are utilized, 8 that were pending inspection and 1 that is still searching and we have 21 homeless certifications that are on waiting list. On the FSS, we did apply on October 6 we submitted an FSS grant application for an FSS Coordinator in the amount of \$103,472 and that will increase in 2024 so we are hoping that we may qualify for this grant. And that would be from January 2023 to December of 2024. There is also a PIH Notice 2022-24 for stability vouchers that came out. And HUD is going to possibly award about 4,000 new incremental

vouchers. This does require that you partner with the COC so, on October 10th, we got a letter of commitment from the Texas Balance of State to partner with us on this effort so, we submitted our request on October 18, 2022 for additional stability vouchers. Chairman Ceballos asked, these will be potentially what gets folks housed at the permanent supportive housing? Ms. Mary Gaona replied, it could, depending on the time frame but I am thinking that they are putting out these vouchers to replace the emergency housing vouchers. Chairman Ceballos stated, oh okay. Mary Gaona replied, that is what I am thinking so we've done that. On September the 11th we responded to the NOFA that came out for the supplemental unsheltered notice of funding opportunity and also Texas Homeless Network put this out and we submitted our application, this would be for a three-year period and we requested \$1,035,108 per year and on October the 10th, we were advised that the project would be recommended for funding and that it was on their priority project listing. This is the program we applied for to supplement the permanent supportive housing. Chairman Ceballos asked, is that it? Alright, thank you. Any questions for Mary?

C. Unaudited Financials for the month of September 2022.

Good afternoon, Jennifer Barrientos for the record. I am going to present the September 2022 unaudited financials for our agency. I am happy to announce that we are at net profit in all of our programs and properties. For COCC we had a net profit of \$96,000 dollars, in AMP1-Colonia Guadalupe \$47,000 dollars, AMP3-Carlos Richter & Ana Maria Lozano \$156,000 dollars, AMP4-Senior Home \$33,000, AMP5-Meadow Acres & South Laredo \$50,000 dollars, AMP6-Asherton \$7,000 profit and in Section 8 \$549,000 and in Farm Labor \$24,000. In net profit as of September 2022. Since this is six months into our agency's fiscal year, our revenue & expenses should be at 50% or more in our revenue and 50% or below in our expenses. Which we are at below 50% in our expenses in all of our properties and AMP1 is a little high. For our Section 8 Housing Choice Voucher leasing overview, we have a total of 1,770 units that are awarded to us and we were currently leased at 1,748 as of September. Our budget authority from HUD is from January through December the calendar year and we were awarded \$10,211,016, for September we had HAP expenses of \$965,020, 98% leased in September and year to date HAP expenses is \$9,410,744. For the PFC's, which is the Laredo Housing Facilities Corporation, we had revenue of \$849,000 and expenses of \$535,000, for the Laredo Housing Opportunities Corporation, we had revenue of \$22,000 and expenses of \$7,000, and for the Laredo Housing Development Corporation, we had revenue of \$77,000 and expenses of \$62,000. For our Capital Fund grants, we have the 2018 that ends on May 28, 2024 and we have about \$505,000 still to expend on work items that are currently being worked on but they haven't finished these work items. For 2019, the disbursement ends in April 15, 2025 and we still have \$1,037,253 to expend on work items that are being worked on. Vice-Chairman Dr. Sergio D. Garza asked, going back to your previous slide, what they haven't finished cause you can't find the items that you need to finish, you know how all the people are all over the country now everything is in the pacific ocean on the ships and hasn't arrived to the lumber store. Ms.

Jennifer Barrientos responded, yes, some of it is the products, some of the maintenance supplies are taking long. Also at Senior Home, we have some major renovations that we have to work on in phases and we might have to do some resident relocations for a day or two. It is just planning the phases of these work items the majority and even the stores here locally are struggling to get the materials. Vice-Chairman Dr. Sergio D. Garza replied, thank you. Ms. Jennifer Barrientos stated, for the 2020 grant, the disbursement end date is March 25, 2026 and it's a fairly new grant that we got and we still have \$1,465,232 and our 2021 grant we were awarded for \$1,900,414 and we already started this grant in October but since I am reporting September, you don't see it but you will see the expenses at our next Board meeting. Chairman Ceballos stated, that is a lot to obligate. Ms. Jennifer Barrientos replied, we will obligate 90% before February 22, 2023. Ms. Mary Gaona replied, there is something I just wanted to make sure to say that you're going to see like you saw the 19 and the 20, you are going to see those numbers stay the same because we are going to use 21 faster because we got an extension on the others because of COVID waivers so we have until 24, 25, and 26 and this one is more recent. Chairman Ceballos asked, so your shorter fuse is this one? Ms. Mary Gaona replied, yes this one, the newest one. Chairman Ceballos asked, so is the PHA plan reflecting that switch? Ms. Mary Gaona replied, yes. Chairman Ceballos asked, any questions for Jennifer? Okay, thank you Jennifer.

11. 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 ratify the approval of a renewal with Texas Municipal League Intergovernmental Risk Pool for Workers' Compensation Coverage in an estimated amount of \$88,231 effective October 1, 2022 through September 30, 2023..
- B.** Consideration to ratify the approval of a renewal with Texas Municipal League Intergovernmental Risk Pool for Automotive Liability Insurance Coverage in the amount of \$18,059 effective October 1, 2022 through September 30, 2023.
- C.** Consideration to ratify the approval of a renewal with Housing Authority Insurance Group for the Commercial Liability and Property Insurance Coverage in the amount of \$317,209 effective October 1, 2022 through September 30, 2023.
- D.** Consideration to ratify the approval of a renewal with Housing Authority Insurance Group for Commercial Liability and Excess Liability Insurance Coverage in the amount of \$26,038.64 for the Laredo Housing Facilities Corporation effective September 22, 2022 through September 21, 2023.

- E. Consideration to authorize the Executive Director to renew the month-to-month lease agreements with Webb County for the Springfield Acres Head Start Center located at the Ana Maria Lozano Development and Magic Corner located at the South Laredo Development.
- F. Consideration to authorize a travel request of staff to the scheduled Executive Directors Meeting with the San Antonio HUD staff in San Antonio, Texas on November 30, 2022 through December 2, 2022.

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 entertain a motion to vote on all of those as a group.

Commissioner Marisela Rodriguez Tijerina moved to approve items 11A, 11B, 11C, 11D, 11E, and 11F of the consent agenda.
Vice-Chairman Dr. Sergio D. Garza seconded the motion.
Motion passed unanimously.

12. ACTION ITEM

- A. Discussion and possible action to finalize and adopt the Agency Annual PHA Plan, the 2023-2027 PHA Five-Year Action Plan and Resolution No. 22-R-06, as presented by staff and in consideration of all public input, to become effective April 1, 2023.

Chairman Ceballos asked, Mary, do you need to cover any additional information or do you want to do an overview? Ms. Mary Gaona responded, we can do an overview of the items if the Board would like. Chairman Ceballos stated, let's take a minute to look at the worksheet that's on that item. It's the one that is folded, right? Ms. Mary Gaona replied, yes it's the one with 2023-2027 it gives you the same information as the other one but this allows you to see all the items for each property on one sheet. Chairman Ceballos stated, so; my only mention to the Board and for the record is that the Colonia Guadalupe will likely change to a construction project somewhere I would think it could happen next year and then that would become some sort of redevelopment program right. So, that is what we have been working towards so the allocation there that you see may not actually be implemented by the time you reach those periods. Is that correct Mary? Ms. Mary Gaona replied, yes. Chairman Ceballos replied, so, you need to keep a mental note of that and depending on the financial structure or the program financing structure that we would work through with the advice of Rod and others will determine how we allocate those monies and how we use Colonia Guadalupe reserves to redevelop this property. So that is my only note for the record. Anything else or any questions? Anything else that has changed Mary or Jennifer? Ms. Mary Gaona asked, would you like for me to read the comments from the

residents? Chairman Ceballos responded, yes, please. Ms. Mary Gaona stated, at Colonia Guadalupe we had kitchen cabinets, stair threads, dryer hook-ups, repave parking lots, floor replacement, bathroom renovations, security lighting, fencing, they would like a laundromat facility, new refrigerators, and interior painting. At Carlos Richter, HVAC, kitchen cabinets, sewer line replacement, dryer hook-ups, street cleaning, basketball court upgrades, bathroom renovations, BiblioTech, parking stalls repavement, bathroom door upgrades, interior painting, floor replacement, and storm drain cleaning. At Ana Maria Lozano, HVAC, dryer hook-ups, floor replacement and water run-off drainage upgrade. At Senior Home, air conditioning in hallways, sewer line replacement, window replacement in hallways, washing machine replacement, patio screen replacement, screen door replacement, entrance gate repair, additional parking lot, security camera upgrade, interior painting, higher fencing, vanity cabinet replacement, HVAC, toilet replacement, bathroom door replacement, range hood replacement, refrigerator replacement, closet door replacement, fire sprinkler system upgrade, and fire alarm system upgrade. At Meadow Acres, repave parking lots, build a laundromat facility, screen door replacement, ceiling rehabilitation, kitchen cabinets, medicine cabinets, range hood replacement, and toilet replacements. At our South Laredo property, toilet replacement, range hood replacement, bathtub replacement, electrical upgrade, and parking lot. In Asherton, it was interior door replacement, window replacement, playground upgrade, range replacements, and build a basketball court. Chairman Ceballos responded, so, some of those items are actually operational that can be addressed that you are going to work on addressing. Ms. Mary Gaona replied, yes because some are individual requests per unit that were brought up and we noted that during the meeting. Chairman Ceballos responded, okay yes. Ms. Ríos, para información lo que va a pasar con Guadalupe es que se está planeando la, Ms. Ríos respondió si, entendí todo Mr. Ceballos. Mr. Ceballos respondió, el desarrollo, parte de lo que se está pidiendo no debe pasar del año que entra para determinar que curso se va a tomar de esa renovación. Alright, thank you for reading those.

Chairman Ceballos moved to approve item A as presented.

Vice-Chairman Dr. Sergio D. Garza seconded the motion.

Motion passed unanimously.

- B.** 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-07.

Chairman Ceballos asked, these are additional funds that are being received, correct? Ms. Mary Gaona responded, yes. For the Capital Fund 2022, we did get an increase from 1,009,000.00 to 2,243,585.00 so we are asking to increase the 1410 Administration just by the 10% that is allowed and the rest will be going into 1480 which is our general capital. If you look at page three, there is an original column and a revised and the revised what is highlighted is what we have increased and or have added. We have put some resurfaced parking

lots here at Colonia Guadalupe, some HVAC at Senior Home and the automated resident parking gate with the rest going into the management fees, A/E fee, appliances, and miscellaneous equipment.

Commissioner Dr. Marisela Rodriguez Tijerina moved to approve the appointments as presented.

Vice-Chairman Dr. Sergio D. Garza seconded the motion.

Motioned passed unanimously.

C. Discussion with possible action relating to the status of the Redevelopment/Revitalization of Colonia Guadalupe.

This item, we have gone ahead and October 1st was the deadline for the obsolescence study and we did get Dominion Due Diligence Group which go by D3G. They did submit their proposal and we have gone ahead and contracted them for \$9,500. to begin the obsolescence study here for Colonia Guadalupe. Chairman Ceballos asked, when will they be done? Ms. Mary Gaona replied, we will be having a meeting next week. Chairman Ceballos replied, so they have not started. So, the obsolescence, if you all remember is a term that came up at Russell Terrace, is to determine if the property still has life to it and if it does how much life does it have and it is one of the thresholds that needs to be in place if we choose a particular track of redevelopment. So, we decided that we needed to have that on the record so that and I think that most of us know where that is going to be but they will do that study and staff will come back with whatever report they have. So, if it is in fact, if the units in fact are obsolete or it is not cost effective to renovate them, it will be spelled out there. If they say that they are not, which is what Russell Terrace faced, then we will need to chart a different course for the redevelopment. Ms. Mary Gaona stated, and for the pilot program of the redevelopment, we have requested to take offline unit 241 & 242 to continue working on them by taking off the sheetrock to see how we can go in there and add the electrical upgrade and the HVAC. Chairman Ceballos replied, so, let's give the Board some background I think I was on the call but most of them weren't. So, what we are doing is two tracks. We are trying to determine if they are obsolete or if they meet the HUD assessment for it. And then the separate track is to determine if we can actually retrofit them. Right, in practice, whether we can get a contractor to actually upgrade them to the extent to make them competitive and to have a housing standard that's improved or basically like any other apartment. If we fail that is practical make them attractive, pleasant to be in with HVAC. It used to be that these units were small in today's day, you go buy a house today and they are micro housing units now. So, from that stand point, they are different. So, they are just for you to keep in mind that there are two things going on. One is an official assessment the other one is a practical assessment whether we can actually use the same footprint, gut it. Which to me, from what you heard me say last time, we don't mess with the infrastructure as much cause the infrastructure is a separate cost that we probably have to bear together with the city and the housing authority. Which doesn't account for construction costs. Like the reason Russell Terrace worked,

is because we were able to tap into existing services without too much disruption or cost. So, if we can't do it here, it's going to take another mechanism to make it work. But I wanted to make sure you all understood what these things are. One is can we actually do it ourselves and retrofit it and the other is by HUD standards is it obsolete. Just so that you all are informed. The comments I gave Mary on the Redline work authorization. Their job is not to give us a retrofit, their job is to come up with alternatives. Cause if you are going to show me, we can get it, we can put a mini-split. We can do that, right Bulmaro? We want the architect to give us options. You know do you dress the exterior different, do you chase everything through the roofs? Which we haven't looked at, you know if you put a roof on top, and you run all your chasing for your electrical and A/C. We've only thought about interior right. So, those are my comments and I don't know if they are prepared to do that. That is what we should challenge them to do. Ms. Gaona replied, they started and they sent us some information on what they thought about the openness and also the exterior of the property. Chairman Ceballos responded, and then the other piece which is going to come up is the historical. That you are going to have people like and guess what they are going to fight you are going to show them that you are going to improve people's lives but they are going to fight you over the look and feel so they need to help us with it to. I don't want them to escape that level of advocacy because that belongs in their contract. Well, they just can't say well here are your construction drawings. They need to help us manage that push and help us get over that historical hurdle. Bulmaro did you want to comment? Mr. Bulmaro Cruz responded, on Redline, if you allow me, they set over some comments. We talked about something like you were saying with them when we were doing the walkthrough about the historical aspect of the Colonia and about the issue with the historical commission. So, they are aware a little bit about that. So, they shared this information with us and we were trying to meet with them but unfortunately, they took an early Thanksgiving vacation but they sent these comments. These are some pictures of their suggestions for the exterior. Chairman Ceballos replied, yah that is good but let's get to the alternative. Well, there is a lot of potential for green space. They are making some kind of suggestions to do. Chairman Ceballos replied, I am fine with it they just need to go and show us the alternatives. Now they are getting into the overpasses. I think that is the kind of vision we want to know. They need to run us through those alternatives. You and I were both at the meeting with the historical commission for Russell Terrace.? Mr. Bulmaro Cruz responded, yes. Chairman Ceballos stated, and they were willing to accept a few units to remain, which they got more than what they asked for. Commissioner Anita L. Guerra asked, when was this? Chairman Ceballos responded; it was during Russell Terrace. We had to go meet so that they would allow us to. Commissioner Anita L. Guerra asked, who is this? Chairman Ceballos responded, the Texas Historical Commission. Commissioner Anita L. Guerra asked, so we are going to deal with the Texas Historical Commission and the local commission? Chairman Ceballos responded, yes. Commissioner Anita L. Guerra responded, the local one is known for its conservative decisions. Chairman Ceballos responded, so, I just think they need to deliver something but also keep historic in mind and possibly

have a plan like maybe we preserve some that are historic along thirty-five. Not all of them but maybe some of them and or along Clark/Park. So, when I saw the authorization and the reason I got a little turned off is because it just looked like an apartment retrofit. Well a retrofit, anybody can do that. Commissioner Anita L. Guerra responded; you don't need a consultant for that. Chairman Ceballos responded, no. Mr. Bulmaro Cruz responded, they are asking us to get more information to them to change the scope of work. Chairman Ceballos responded, okay. We picked that team because we feel they were very capable so we need to give them the direction and have them come back. For me, I would get sold on the foundation cause if you were to ask me, that saves a lot of money and a lot of infrastructure headaches. Vice-Chairman Dr. Sergio D. Garza replied, remember when Rod Solomon came, he really congratulated the foundation at Russell Terrace and his words were, "I've seen good projects and worse projects but your project is really good and all your projects have very sturdy foundation." Chairman Ceballos responded, Ms. Freeman will tell you like the copper was better, it was still better when we took it out. I hate to say better than what we put in but it was a different gage. I mean the concrete was 6,400 PSI. I mean we are pouring 3,000 PSI concrete. It was twice the strength I mean over time you will get to 4,000 in twenty years but to have it at 6,000. It was better concrete, better cooper and yah you make a good point. The roof had a metal roof with an overlay of gravel. They don't make them like that anymore. Vice-Chairman Dr. Sergio D. Garza replied, when you took me to see the Ana Maria Lozano BiblioTech and I saw one of those boards up there and I said things were done differently back then. Chairman Ceballos replied, yah that's right. Thank you Bulmaro. That's the update. That's going to be an exciting project, it will take years but it will happen.

D. Discussion with possible action relating to the status of the Permanent Supportive Housing Project.

Chairman Ceballos stated, this is at 1500 Calton Road the old airport property, it's the Permanent Supportive Project. Mary, what is the latest? The latest on this project is that we have already started to work with Slay Architects and KCI. KCI scheduled a meeting with the Utilities Director this past Friday but he did not show up for the meeting. We are pending to reschedule that meeting in order to determine the location of the sewer line that runs through the property and to see if there is any way that it can be moved or if they have any plans for that area. So, we are still pending that decision. The city should be submitting their plan by the end of this month as per Community Development. She did estimate that either they would be going, she does need to take it to two meetings, so she was saying December and January but more than likely it will be January February. Chairman Ceballos asked, what amount are we looking at from the city? Ms. Mary Gaona responded, the last we had heard was like two to two and a half million. Chairman Ceballos asked, do we make it work? Ms. Mary Gaona responded, we still can make it work but with the seventy units that we brought down from one hundred. Chairman Ceballos replied, okay. Ms. Mary Gaona stated, and again just to

let you know that I had submitted that application for the supportive services for this project. If we do get awarded and we don't have a project we will have to work hard to be able to use this funding and or buy a property where we can use it. Chairman Ceballos asked, is there any action on this item? Ms. Mary Gaona responded, no.

- E. Discussion and possible action to approve of writing-off non-collectable amounts for vacated Public Housing and Farm Labor units from April 1, 2022 through September 30, 2022, as recommended by staff.

Chairman Ceballos stated, I didn't see anything trivial, a couple of amounts that were large but anything Mary that needs to be discussed with the Board on the amounts? Ms. Mary Gaona responded, the only thing is that like I was speaking to Dr. Garza and Ms. Guerra is that now even though we have in our ACOP the 14 days, we have to give them a 30 day notice now, that is the new HUD policy. You have to give them 30 days as well as provide them with the opportunity to go get assistance to pay for their rent. So, this is pushing us now 30 to 60 days more than where we want but on some of the cases it is working but on others we do have to go through the process of the legal route. Attorney Ricardo De Anda stated, by looking for assistance she means the American Rescue Funds that the city has. Ms. Mary Gaona responded, any of the assistance out in the community. We have to give them the non-profits names and contact information. Vice-Chairman Dr. Sergio D. Garza replied, let me ask you a question, if we look at Farm Labor, I am not mentioning any names but I am looking at the first name here. Is that amount maybe because it is a larger unit like a three- or four-bedroom unit? Is that why it is a larger amount? Maybe that is why it led to such a good amount. Ms. Mary Gaona responded, yes that is, as well as the amount of time. Resident Commissioner Gloria Ann Freeman asked, this comes from one unit? Ms. Mary Gaona responded, yes. Ms. Jennifer Barrientos responded, for the Farm Labor it is three units. Vice-Chairman Dr. Sergio D. Garza replied, but the one unit makes up the majority of the amount. I mean like if you compare that to Guadalupe, this is like wow. Chairman Ceballos stated, the reason these things come up, I am looking at Ms. Aguilar, they always come up with the Board because we like to discuss this because sometimes, we get the sense that maybe we are not pushing the tenant enough to pay, right. So, I wonder when it's the case of the manager not simply tending to this tenant is late and she is not collecting so it always becomes interesting to find out, sometimes it's the fact that there is legal issue going on and we are not going to collect and it's going to go on for a while. I am just cueing you on when these come up on the agenda, we are going to discuss them. Commissioner Anita Guerra said, and the fact that some of them are zero and the others are like. Vice-Chairman Dr. Sergio D. Garza replied, Mary remind me who are the people, I think I know the answer but who are the people that qualify to live at Farm Labor. Are these the migrant workers? Chairman Ceballos stated, yes. Ms. Mary Gaona stated, and sometimes also, we have had situations where they don't pay their rent and then they've left and we discover that the unit has been vacated. Chairman Ceballos stated, so for me like, where's the manager? Attorney Ricardo De

Anda stated, the advantage that we have as landlords is that these units are subsidized, so if you don't pay rent, we can't kick you out unless you violate the lease in the meantime your rent is being subsidized. Vice-Chairman Dr. Sergio D. Garza asked, does this get reported to the credit bureau? Ms. Mary Gaona replied, yes and we also make a note on the waiting list so when they come and reapply they have to clear up this balance and we have had several that have come back and cleared this balance before they are housed again. Chairman Ceballos stated, that is good. Resident Commissioner Gloria Ann Freeman replied, I feel that we are dropping the ball also because the Directors of the different areas should know who is on a fixed income like social security, veterans fund, railroad fund, etc., etc. well some of those are too high to qualify but I have to mention them. However, they know which of the residents are working residents. So once that they see that they miss one payment, is there something wrong? Did you lose your job? Do you want to come in and talk? Can we assist you with finding alternative resources to pay your rent? We need to be proactive instead of waiting till it's \$3,000 dollars to do something about it. Ms. Gaona replied, most of the staff does do that Ms. Freeman but we also have residents that we are begging them to come into the office and we are also begging them to come in and do a re-certification because if they are saying that they are not paying their rent because they lost their job. Sometime they just don't come in because they are lying to us but we have to follow the process because like we have always said, our job is not to evict people and put them out on the street but also, we need to collect our rent. Vice-Chairman Dr. Sergio D. Garza asked, can we go and knock on their door? Ms. Gaona replied, we do that but I've handled several cases in these last two month that were and I am even the one making the calls to get them assistance. Chairman Ceballos responded; so, when you see the \$2,000 dollar one, you're going to want to go and try. Ms. Gaona replied, but I can speak for myself and staff we have been going out of our way to try and get them the assistance because we have the relationships with the agencies so we have gotten them the assistance but we have to do hand carry them to do that. Chairman Ceballos responded; and technically the rule is that you only pay the portion that you rightfully owe. If you're not working, you should not owe the formula allows you to go back. Ms. Mary Gaona stated, yes, we tell them that but since we run it through the EIV and we find out that it is not true. No, we go through a lot. Vice-Chairman Dr. Sergio D. Garza replied, that is what I was curious about and I was wondering since they are migrants and don't have a job when they get back. Chairman Ceballos responded; that person basically left and left the unit and we can't collect \$2,900 which is like 5 months, 6 months a lot. Resident Commissioner Gloria Ann Freeman replied, so the entire season that they were here they did not pay rent because you are here during the winter season and then you leave.

Chairman Ceballos moved to approve the write-offs as presented.
Resident Commissioner Gloria Ann Freeman seconded the motion.
Motion passed unanimously.

- F. Discussion and possible action to approve an amendment to the FY 2022-2023 Operating Budget.

Ms. Jennifer Barrientos stated, so for this budget amendment we have Colonia Guadalupe, Meadow Acres, South Laredo, and Asherton for Meadow Acres, South Laredo, and Asherton we are just reallocating the funds from one line item to another so decreasing an amount and adding it to another line item as well for Colonia Guadalupe. The only difference is that for Colonia Guadalupe we are also adding revenue which was not part of the budget of \$100,591.38. Chairman Ceballos stated no impact to the budget with these moves, right? Ms. Jennifer Barrientos responded, no just the Colonia Guadalupe on the revenue part since we were not including that in the budget. Ms. Gaona stated, Colonia Guadalupe will get impacted by an increase in revenue and an increase of the same amount in expenses in the contract and materials line item. Chairman Ceballos responded, oh okay and what are those items. Ms. Gaona stated, this is the operations money from the Capital Fund. Chairman Ceballos responded; construction related. Ms. Gaona stated, yes because it was not part of the original budget that we presented. Chairman Ceballos responded, any questions from the Board?

Vice-Chairman Dr. Sergio D. Garza moved to approve the budget amendment. Commissioner Anita Guerra seconded the motion. Motion passes unanimously.

Chairman Ceballos stated, thank you for bringing this item, that's important.

- G. Discussion and possible action to adopt the Public Housing Flat Rents and Resolution No. 22-R-08 effective January 1, 2023 as recommended by staff.

Ms. Mary Gaona stated, this item we are bringing it to you because every year we have to adjust our flat rents based on the new FMR's that are published. We currently have 13 families on flat rent that will get affected by this change but it is a minimal increase. Chairman Ceballos stated, for the Board, the flat rent is basically not formula driven by the HUD formula of 30 % of whatever. This is basically that's the rent they pay which means it is usually people who are ready to exit to private housing so they don't get any discount based on the flat rent. Any comments or question? Vice-Chairman Sergio Garza stated, that's the way it is. Chairman Ceballos stated, so you get to set it, you went a little higher than the current? Ms. Mary Gaona replied, the formula is the FMR minus the utility allowance and that is your flat rent. We have to give them the utility allowance since in the formula they get a utility allowance.

Vice-Chairman Dr. Sergio D. Garza moved to approve as presented. Commissioner Marisela Rodriguez Tijerina seconded the motion. Motion passes unanimously.

- H. Discussion and possible action to approve the 2023 Housing Choice Voucher (HCV) Program Payment Standard amounts effective January 1, 2023 using the FY 2023 Fair Market Rents and adopt Resolution No. 22-R-09.

Good afternoon, Melissa Ortiz for the record. We are proposing that we adopt the payment standards at 100% of the Fair Market Rents effective January 1st, 2023. They did go up from the 2022 Fair Market Rents to the 2023. The increase in Laredo for the zero bedroom is \$35.00, for the one-bedroom is \$36.00, the two and the three are the ones that are impacting us the most with \$53.00 for the two-bedroom and \$54.00 for the three-bedroom and \$31.00 for the four-bedroom. The annual impact that it would have on our per unit cost is about \$11.00 and a change of about \$19,000 monthly. Chairman Ceballos asked, can we afford the adjustment? Ms. Mary Gaona stated, yes we were thinking of going up to 105% but when we looked at it, it was an increase of about \$30,000 a month or \$300,000 a year so I was kind of scared to go to the 105%. Chairman Ceballos asked, on the zeros? Ms. Mary Gaona stated, no, on the rest because we have the one-bedroom at 110% so we were thinking of doing the 2, 3 and 4 at 105% but when we did the calculation it was about a \$30,000 monthly change. Chairman Ceballos responded, if you need to come back you can change it and just provide notice to the tenants. Ms. Mary Gaona responded, yes, when we know the exact funding because we are struggling with some of the families but when we analyzed it, we didn't want to take the chance and not be able to assist all the 1,600 families. Chairman Ceballos responded, \$1,200 for a three-bedroom, I really haven't kept up with the private market this last year but that seems like a lot of money. Commissioner Gloria Ann Freeman replied, that is what you are paying out in the community right now.

Chairman Jose L. Ceballos moved to approve the payment standards as presented.

Vice-Chairman Dr. Sergio D. Garza seconded the motion.

Motion passes unanimously.

- I. Discussion and possible action to approve the purchase of a vertical carousel filing system from Southwest Solutions Group, Inc. in the amount of \$72,299.45 from HCV Program reserves.

Chairman Ceballos asked, is this the best one that we can get? Ms. Melissa Ortiz responded, yes. The other quote that we got for another different system was for \$89,000.00 I believe and we still had to remove and dismantle the current system that we have. But this is the Cadillac of lektrievers, you want to buy the Cadillac of lektrievrs, the last one we had, the reason I don't want us to try and save a buck and not get the best that we can get? Just so everyone knows this is where we file and it moves you press a button and it brings the file to you. The current system has serviced us for almost 20 years because it was the best we could get at the time. So I am just asking you like make sure you get the best that you can get don't try to save \$500-\$600 or \$1,000 dollars get the best that is out there. If it is like digital or whatever, you all test it out so it

lasts twenty years like this other one. Ms. Melissa Ortis replied, yes. Chairman Ceballos said, I am scaring Melissa. Vice-Chairman Dr. Sergio D. Garza asked, so is this the best Melissa or should you come back again at the next Board meeting? Because if there are better systems out there that can last for a very long-long time? Chairman Ceballos said, and I also saw what you have in reserves. Get the best that you can, this is an opportunity to do that, it pays for itself it really does, it's a machine that is central to what you do in Section 8. Ms. Melissa Ortiz responded; I agree. This is basically the same, it would be a model that would fit into the current space and we are adding two additional rows to the capacity but we will go back to them to see what else.

Chairman Ceballos moved to approve the item as presented and provide the Executive Director the ability to upgrade as she deems fit considering the importance of this filing system.
Resident Commissioner Gloria Ann Freeman seconded the motion.
Motion passed unanimously.

- J. Discussion and possible action related to possible changes to the organizational structure and filling of management positions. This item may be discussed in Executive Session, pursuant to Section 551.071 (consultation with attorneys) and 551.074 (personnel matters).

Chairman Ceballos asked Mary, as it relates to item 12J do you have a recommendation? Ms. Mary Gaona replied, I would like authorization to appoint Raquel Aguilar to Interim Director of Housing Management and authorization to appoint Melissa Hernandez to Interim Director of Planning & Community Services. Chairman Ceballos stated, that he would now entertain action on this item.

Commissioner Dr. Marisela Rodriguez Tijerina moved to approve the appointments as stated.
Vice-Chairman Dr. Sergio D. Garza seconded the motion.
Motioned passed unanimously.

Chairman Ceballos stated, congratulations to both of you continue doing good work. Mary was telling us of all the good things that you all are caring on. I know your taking on I guess more responsibilities but I know you will have the support of for sure Mary and the rest of the team as you do that and of course the Board. Thank you very much for both of you accepting that.

13. 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).

14. ACTION ON ANY EXECUTIVE SESSION ITEM

No action was taken in Executive Session and it is 2:44 p.m.

15. ADJOURNMENT

**Chairman Ceballos moved to adjourn the meeting.
Resident Commissioner Gloria Ann Freeman seconded the motion.
Motion passed unanimously.**

Meeting adjourned at 2:45 p.m.



Jose L. Ceballos, Board Chairman



Mary Gaona, Executive Director