

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

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Call in Number: 1-346-248-7799

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LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040
Friday, February 10, 2023
11:30 P.M.

Board of Commissioners

Jose L. Ceballos, Board Chairman
Joe E. Aranda, Commissioner
Silvia Madrid, Commissioner

Cynthia Mares, 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-23-R-1

Minutes

February 10, 2023

1. CALL TO ORDER

Chairman Jose L. Ceballos called the meeting to order at 11:32 p.m.

2. INVOCATION PRAYER

Resident Commissioner Gloria Ann Freeman led them in prayer: good morning. "Please bow your heads. Dear Lord, thank you for this day. We pray that you guide this Board in the decision making. We pray that you bless this Board along with all newly elected and appointed officials throughout the country. We pray that you protect our students and teachers and keep them safe throughout this semester. We pray for all man affected by natural disasters throughout the world. We pray for peace and an end to all military conflict. We pray for all first responders that they come to no harm. We pray for the families in our community, that they have shelter and food. We pray for the homeless, the disabled, the hungry, and those with mental illness. Thank you for all the blessings that you bestow on us. In this 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.

Ms. Gaona stated that they have a quorum.

Commissioners Present

Jose L. Ceballos, Chairman
Joe E. Aranda, Commissioner
Silvia Madrid, Commissioner
Cynthia Mares, 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, Director of Planning & Community Services
Valeria Cabello, Procurement Officer
Alejandro Jimenez, Assistant Director of IT
Christy Ramos, Administrative Assistant
Sonia Flores, Senior Accountant (zoom)
Sara Vicharelli, Leasing Specialist (zoom)
Maria Hernandez, Property Manager (zoom)
Veronica Alcala, Assistant Property Manager (zoom)
Melinda Gavilanes, Property Manager (zoom)
Elsa Rodriguez, Clerk (zoom)
Maria E. Serrano, Assistant Property Manager (zoom)
San Juana Valero, Assistant Property Manager (zoom)
Kayla Moreno, Property Manager (zoom)
Laura Martinez, Procurement Specialist (zoom)
Sandra Cavazos, Clerk (zoom)
Ricardo De Anda, Attorney

Others Present

Mario Jasso - Architect
Ms. Santiago – Russell Terrace
Abraham Gonzalez – Off Duty Police Officer

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

5. CITIZENS COMMENT

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. Chairman Comments: Welcome and Introduction of New Commissioners

Chairman Ceballos stated, I want to officially welcome all the new commissioners this morning. We thank you for the interest in coming to serve at the Housing Authority. I understand that everybody's been sworn in so, that's pretty much been confirmed, I appreciate that. I want to give you first an opportunity to maybe introduce yourselves and then I'd like to take a few minutes to also have our staff and attorney and everybody else very quickly introduce themselves as well. We'll start on our right with Ms. Mares. Commissioner Cynthia Mares stated, good morning, everyone, I certainly am very privileged and humbled by the appointment to this commission. Over the years, as I was talking earlier, I kind of grew up around here on the colonias. My mother use to teach for the Texas A&M agriculture system teach all the residents of the colonias nutrition classes so, I am very well aware of all the need that is in these communities especially with our less privileged families. It is an honor and a privilege for me to sit here and serve and hopefully make the right decisions for everyone concerned so that we can serve those much-needed underserved populations. Thank you. Chairman Ceballos replied, thank you very much for those words. Chairman Ceballos stated, Ms. Madrid. Commissioner Silvia Madrid stated, Hello everyone. My name is Silvia Madrid, I am a bus driver and also, I am the vice-president for the TSTA, that's the union, they represent Laredo and United Districts. Also, I am a member of the LMC, that is families of Laredo that get together to advise families how to live. And I am a mother of three kids that they are already married and also, I am a grandmother, I have five grandkids. Chairman Ceballos replied, congratulations, thank you very much. Chairman Ceballos stated, Mr. Aranda. Commissioner Joe E. Aranda stated, my name is Joe Aranda, I don't know some of you may remember me, I was here sometime back about exactly eight years ago to be very honest with you and I work for United, I am the Transportation Director and I am obviously very happy to be back to hopefully, like Ms. Mares was saying, to do what we need to do in the best interest of those that are obviously very needing, needier than we are obviously, and seek a roof over their heads. And hopefully we can make a difference as we move forward with the rest of the Board members. Chairman Ceballos replied, thank you very much for those words. Chairman Ceballos stated, Ms. Freeman. Resident Commissioner Gloria Ann Freeman stated, good morning, my name is Gloria Freeman and I am the resident commissioner on the board. I have been in housing since 2010-2011. I was in housing when Russell Terrace was almost lost. We worked really hard to get that up and going and I

was very vocal but this is not the only board that I participate in, I am also working with the Cesar Chavez Memorial Alliance and with LULAC District and the Veterans Council 777 and I am active throughout the community. I have a lot of different passions and I make sure that they are all, not voiced, but heard. But this is my strongest one because I feel this board works with people that have needs, they are not financially able to have an apartment outside of housing so, this is very important to our community and the issues key on the needs and not the wants of the different people throughout the community and that to me is very important. And I am glad to be here and thank you very much for joining us. Chairman Ceballos replied, thank you very much Ms. Freeman. Ms. Freeman was instrumental in the Russell Terrace, saving that development. And you will learn more as you go along, what that undertook. I am going to ask Mary to introduce herself and then Ricardo and then introduce some of our staff. Mary Gaona stated, good morning, Mary Gaona, I am currently the Executive Director here at the Housing Authority. My background has been with the housing authority for at least twenty-five – twenty-six years in and out during different times. I also feel that in order for us to work here you have to have the passion and the desire to help individuals and that's mainly my reason for being here at the agency. Chairman Ceballos replied, Ricardo. Attorney Ricardo DeAnda stated, good morning, my name is Ricardo DeAnda, I am your lawyer. I've been working with housing authorities, I am going now almost on fifty years of law practice, all in Laredo. I've been working with housing authorities in this area, including the Laredo Housing Authority since the 1970's, 1978 was when I first started working with the housing authority. I've been on and off for some time, I've worked with Mr. Aranda and with Mr. Ceballos and I am looking forward to working with you. My job I feel is to first of all to protect you from making any mistakes because we are dealing with federal funds and jurisdiction lies with the FBI and the US Attorney's office. So, my principal duty is to make sure that you all work within HUD regulations and laws. Also, my principal duties is to make sure that you all don't get into any hot water because of anything that we do. I am involved in evictions, these are very often times very sensitive matters that could come back, we have people here talking about our work. There are many matters that we deal with our tenants that are very sensitive and my primary responsibility is that it's done right and that it's done with sensitivity and that it is done with respect. Chairman Ceballos replied, thank you Ricardo and we do have another attorney by the name of Doug Poneck who is very helpful and was instrumental in a number of projects but he couldn't join today. He offices out of San Antonio but also does South Texas work. You'll get to meet him hopefully in the near future. Mary, will you introduce our directors and any other folks that you want to introduce. Ms. Gaona responded, yes, we have Robert, who is our IT Director, Jennifer, she is our Director of Finance, Melissa, she is our Director of HCV Programs (Section 8), and Bulmaro, he is our Director of Construction, and Ms. Aguilar, she is our Director of Housing Management (Public Housing), and Melissa Hernandez, she is our Director of Planning & Community Services, Christy, she is the Administrative Assistant, and Alejandro, he is our IT Assistant, and Valeria, she is our Procurement Officer. Mr. Ceballos stated, Mario Jasso is in the back, he has been an architect for the housing authority of and on for about thirty years. Ms. Gaona stated, and Mrs. Santiago, she is from our resident council and on zoom we have Sara Vicharrelli, Sonia Flores, Maria Hernandez,

Veronica Alcala, Kayla Moreno, Ms. Serrano, Ms. Valero, Melinda Gavilanes, Elsa Rodriguez, Laura Martinez, and Sandra Cavazos. Chairman Ceballos replied, thank you very much. So, roughly the agency has somewhere from eighty-five to anywhere to one hundred employees depending on what is going on. What is the latest count as of today? Ms. Gaona responded, about seventy more or less. Chairman Ceballos stated, this is something we added sometime back which is;

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

Something that I feel is strong, it helps staff and it helps us when we are in a bind where we have perceptual or actual conflict, then announce them and then we decide whether to participate or exclude ourselves. So, we ask this question pretty much at every meeting, I think this takes people off the hook frankly when people put them in a bind just announce that and we step away from it.

Chairman Ceballos stated that there were no disclosures.

Chairman Ceballos stated, this item is also a standing item. So, I am giving you this background and Ms. Mares and the rest of the commissioners, I saw the item that the mayor put on requesting that you be appointed as chair, So, I want to make sure in the fullest and positive spirit, that I want to be helpful if that is the choice the board wants to make, that we move in that direction but I also want to make sure that everybody is participating in that action and if that is the case, whoever ends up being the chair that we feel comfortable with it and that person feels comfortable being ready to take it on. I am ready for any transition that this board wants to make. That was my intention in communication to the Mayor, I haven't had a sit down with the Mayor, that's a pending visit. But I want to assure everybody here today and including our staff that is watching and is here present. We are going to transition folks and it's important that we be ready. What I offer the board and I also offer Mary and the rest of the staff is that I assist in the transition because I think there is a lot of business that is technical business that whoever is going to lead, probably would benefit from sitting down, aside from these meetings, in additional time with our staff and with me. And if I am not necessary, that is also fine too. But I want to make sure that whoever ends up being the board chair, if that is you Ms. Mares, that it is perfectly fine with me. That I assist you or whoever ends up being chair in the transition effectively and that you feel I am prepared, I'm ready. If it's next month and or the month after or whenever this board wants to entertain that action, I am ready for that. I provided this organization sufficient time and hopefully some value in my service. I think we've grown; I think you'll see that in our staff. It's a young staff, in large parts, still developing. But I find that it is timely for us to transition. Ms. Freeman has been here with us for some time as well. So, I just want to clear the air with that, hopefully that's okay with everyone. Commissioner Cynthia Mares responded, I just want clarification as well, I mean all this idea that I am going to be the chairperson. To me it's just I'm sitting here on this board now as a commissioner with a very open mind and I realize that there are procedures and there are protocols so, when that

time comes, because I know that the bylaws say that there's got to be an election of officers in February and so we are going to go by the bylaws it's not on the agenda here but we can talk about that later. But I totally understand it's whatever the call is going to be by this commission. I will totally respect whatever that decision is. It's not that anybody is being pushed out or anything. Please don't take that that way because I am a member and I am here to work and I am here ready to learn, absorb, meet, and greet everyone, and work with everybody. Whatever my task is going to be so, like you say there is going to be election of officers and if there is a changing of the guard so be it, we respect it. I totally respect whatever is going to happen. I understand, I was on the board of LC for thirty years, trust me, I was president many times and I was vice-president many times and I was secretary many times over the years so, I got a little bit of experience so, I understand the procedure and how that works and it's what the majority wants. Wherever the chips fall, I will respect the decision of this board. Chairman Ceballos responded, okay, with that I think we probably want to put the elections, if we feel we are ready, we can put that on the agenda at the next meeting. And the offer is there from me to help, if you are elected, if you need help, I am there to help and I am there to assist. There is a few key projects that I have the heart for that I want to make sure we give it our best. If the board decides to move forward with them that we give it our best to succeed because they are important community projects. So, I appreciate that and I just want to make sure that that is clear because the way the appointments rolled out, there wasn't a lot of communication that came out of that. But we are here and we can move forward with that notion. So, I will add the elections item to the next meeting.

8. PRESENTATION BY RESIDENT ADVISORY BOARD

Chairman Ceballos stated, so, I got distracted. This became a resident standing item when we were dealing with Russell Terrace. There was a lot of discussion, so you all are aware, we held up till today, I've served roughly nearly one hundred meeting, since I started serving in January 2016. And a lot of those had to do with Russell Terrace Redevelopment and the protection of that community. So, that is a lot of meetings, you should not have to do that many meetings but in any case, my point is that we made it a standing item to never ignore our constituents, our residents.

Mr. Ceballos: Quería hacer comentarios el día de hoy?

Mrs. Santiago: Pues nada más quiero hacer un comentario, lo único que me gustaría

Mr. Ceballos: Si gusta pasar aquí al frente por favor y su nombre.

Mrs. Santiago: Mi nombre Asunción Santiago, presidenta de la colonia Russell Terrace. Este, pues a mí lo único que me interesa y también a ustedes es un poquito más de seguridad para la colonia. La verdad no se puede salir ya a gusto como antes, los niños, más los adolescentes. Yo tengo un niño que acaba de cumplir dieciocho años, pues cuando nos tocan juntas en la colonia repartimos flyers. No sé qué tipo de personas vivan ahí, pero nos gustaría que de repente el oficial de policía de pérdida todas las tardes anduviera dando vueltas ahí en la colonia porque a veces no hay ningún oficial y es lo único que a mí me gustaría

un poquito más de, que llegara alguien que le tengan más respeto y que le piensen porque a mi hijo pues me lo han asustado, me lo han amenazado y pues ya no puede salir o sea ya no lo puedo dejar salir al patio.

Mr. Ceballos: Muy bien. Mary, do you have any comment to that?

Ms. Gaona: We do have our police officers that are assigned to different properties so we will continue to have them there at different hours.

Mr. Ceballos: You want to repeat that in Spanish for her sake

Ms. Gaona: Si. Tenemos el personal que trabaja después de horas y les vamos a pedir que ellos también vayan a dar vueltas. Ellos están presentes ahorita

Mrs. Santiago: Si, está bien. Pero como le digo lo único, es la única duda que yo quería comentar.

Mr. Ceballos: Hemos estado, hemos tenido y algunos de los miembros lo han visto quizás en las noticias, problemas aislados desde human trafficking tuvimos una persona que estuvo robando varias gasolineras y luego se metió a la vivienda de acá de este lado y salió en las noticias y todo eso estuvimos haciendo ajustes con los policías. Yo la recomendación que le daría a Mary y a Abraham del departamento de policía que es el que nos coordina el equipo de que abrir el centro de Russell Terrace para que los policías, aunque estén en break (receso) que les vea la comunidad que están presentes ahí. Hemos hablado de darles acceso para que usen los baños también o sea darles un lugar donde ellos descansan y que la juventud y los residentes vean que hay presencia policial.

Ms. Madrid: Hay mucho muchacho y muchas muchachas ahí en la colonia!

Mr. Ceballos: Si. Hemos tenido etapas de human trafficking y es un problema que no nos podemos descuidar, se está haciendo a veces más dinero de eso que lo que se hace de vender drogas. Es algo bien lucrativo y desafortunadamente las colonias no son la excepción o sea ocurre donde quiera no vamos, pero tenemos la posibilidad de aumentar la presencia ahí de los policías, entonces yo los que les pediría es abrir ese centro y darle acceso a los policías que están trabajando de noche para que se estacionen ahí y tengan presencia y tomen sus "breaks" ahí. Yo sé que no tenemos para todas las colonias, pero enfocarnos un poquito más ahorita que hay un problema en Russell Terrace. No sé si alguien quiera decir un comentario de la mesa.

Ms. Madrid: Disculpe. Porque dice que le amenazan a su hijo. ¿Por su posición de presidenta?

Ms. Santiago: No, lo que pasa es que nosotros repartimos flyers y a veces nada más tenemos tiempo en la tarde. Y mi hijo a veces me dice pues yo te ayudo mamá para que termines más rápido y le digo pues tú agarra por aquella calle y yo agarro por esta y él tiene cabello largo y lo tiene por acá. Y ya él se fue por la

calle Elm y dice que llega un muchacho en su carro y se para bien recio en frente de la casa a donde iba a entregar un flier y que el muchacho dijo que buscaba ahí que ¿quién era? ¿Y que andaba haciendo? O sea, un montón de preguntas y mi hijo se asustó. Me llama por teléfono, yo andaba del otro lado y ya me dijo él, es que aquí un muchacho me está preguntando muchas cosas que ando haciendo aquí, que aquí es su barrio. ¿Le digo, sabes qué? Vete para la casa yo termino aquí los fliers mejor ya no salgas. Como a los cuatro días, ese día yo no pude ir a levantarlo a la escuela y se vino caminando y se lo volvió a topar, anda en su carro y nada más se le anda queda mirando y como si la anduviera siguiendo. Este, tenemos el perrito y a veces lo saca a caminar también y le empieza a dar dando vueltas en el área donde el anda. Y ya le mejor le dije sabes que, ya no salgas. O sea, ya no me siento segura que el ande afuera porque digo se pueden confundir cada quien puede tener su opinión de cada persona.

Mr. Ceballos: Eso es como algo ya personal ahí.

Ms. Santiago: Exacto. Y digo, pues ya sabe es mi hijo verdad y como todos los padres sabemos cada quien sabe lo que tiene en su casa. Mi hijo, pues yo digo que no ha llegado al grado que ande en esos casos ni en eso porque pues se la pasa en la casa metido, de la escuela a la casa y no sale, y que yo diga que sale con los muchachitos ahí en la colonia no sale.

Mr. Ceballos: Pienso que es para una conversación con el Departamento de Policía para prevenir algo más adelante.

Ms. Santiago: Y es que a mí me dio miedo porque me, es como siempre nos han dicho llámenle al policía que para que hagan reporte y eso, pero lo que si no hice eso fue porque me dio miedo porque digo él ya sabe dónde vivo, ya sabe dónde vive él o sea que ya va ser como que si llega el policía pues va a saber que va ser directamente a la casa esa, pues digo la va agarrar con nosotros y digo pues no tenemos ninguna necesidad. Estamos a gusto ahí, ya tenemos doce años y ahí estamos muy a gusto.

Mr. Ceballos: Esa sería mi recomendación, de que quizás consulte con uno de los oficiales que tenemos en la noche a ver que recomendación le dan ellos. Que, si se oye muy personal, ya el muchacho ya lo identifico.

Ms. Santiago: Claro. Está bien. Si pues eso ya lo sabemos.

Ms. Madrid: Es mejor que levante un reporte no tiene por qué tener miedo verdad, este para eso está la seguridad. Yo soy nueva, por eso me dio este concern de por qué le iban a amenazar a su hijo verdad. Tanto tenemos la policía responde, usted tiene el medio de levantar un reporte y este y no tiene por qué tener miedo a represalias tiene a la ciudad que la está apoyando verdad en este aspecto y más que nada por protección del niño porque como usted dice el viene solo de la escuela. Este, es mejor que usted tome las cartas verdad en la mano y usted haga un reporte y ya.

Mr. Ceballos: Si.

Ms. Santiago: Si. Está bien.

Mr. Ceballos: Muchas gracias Ms. Santiago.

9. APPROVAL OF MINUTES

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

Chairman Ceballos moved to approve the minutes for the Board of Commissioners meeting on November 18, 2022 as presented.

Resident Commissioner Gloria Ann Freeman seconded the motion.

Motioned passed unanimously.

10. BUDGET WORKSHOP

Review and discuss the Laredo housing Authority's annual operating budgets for fiscal year ending March 31, 2024. The workshop will provide an overview of the proposed budget for the upcoming fiscal year.

Chairman Ceballos stated, this is the presentation part of the budget, the action part will come later on in the agenda. Good afternoon, my name is Jennifer Barrientos, I am the Finance Director for the Laredo Housing Authority. I'm here to present the operating budget for how Mr. Ceballos had mentioned, our fiscal year starts in April so it will be the April 1, 2023 through March 31, 2024 operating budget. On the table you will find a summary of all our programs and properties. This is highlights of that and I will go more into specifics of the summaries you have with you. So, for the operating subsidy, we are using the allowable management fees that HUD purposes of \$59.68 per unit lease. We are currently using the 2022 fees because the 2023 fees have not been published by HUD. So, these are charged by the properties of the programs and are recognized as revenue to the Central Office Cost Center. Allowable bookkeeping fees are \$7.50 per unit lease and allowable as management fees are \$10.00 per unit month. Chairman Ceballos stated, so for the board, she is talking about Public Housing. On the budget highlights we have a total revenue proposed at \$22,556,674.00 and total expenses of \$21,846,091.00 with a net cash flow of \$710,583.00. That you will see on the second page at the bottom are the totals in blue and green. The green is represented as defederalized money and the blue is federalized money. The blue can get re-captured at any time by HUD. The green, which is defederalized the agency stays with that so you see the blue is \$710,582.49 and the defederalized is at \$557,537.33. Attorney Ricardo DeAnda asked, could you please explain again the difference between those two, federalized and defederalized? Ms. Barrientos stated, federalized is federal money coming into the agency, we should not have too much in our bank account left over because HUD will come back and re-capture that money at any time. They have done so in the past many years ago. We don't foresee it but we never know with the government, it could always just

come back if you don't use it on allowable expenses and re-capture what we have as federal money in our bank accounts. Commissioner Cynthia Mares asked, and defederalized? Ms. Barrientos responded, defederalized are those monies that we have from the different properties, so like the management fees that you keep from our programs and that stays with us. Commissioner Silvia Madrid asked, how much time do we have to spend that money? Ms. Barrientos responded, one year. With the Public Housing Program, which are our properties, they issue it out on a yearly basis. Commissioner Silvia Madrid asked, based on? Ms. Barrientos replied, they start in January and for each month thereafter. For the Section 8 Program, they also give us monthly subsidies. Each month they will deposit depending on our expenditures so they don't give it all to us at one time. Ms. Gaona responded, just so that you will understand. The funding we get it on a calendar year but we have to work on a fiscal year which ours is April through March. Ms. Barrientos stated, in the past for the Section 8 Housing Choice Voucher Program what HUD does is look at the past three months. They check what was used and what did you spend it on. Then will say, we will give you back a prorated rate. Then they will deposit the money each month. Commissioner Silvia Madrid asked, they divide the money? Ms. Barrientos responded, yes, HUD divides the money. Chairman Ceballos responded, its' by each unit, yes. Ms. Barrientos stated, some of the highlights is that we have a \$12.00 minimum starting hourly rate for employees. We do have a benefits package that includes 100% employer paid health insurance (Blue Cross Blue Shield) for the employee. Also, an employer paid life insurance of two times their salary. For the employee retirement, the agency contributes 9% and the employee will contribute 2% to their retirement plan. Right now, currently the Texas Workforce Commission rate is at .10. We are using the 2022 rate because the 2023 rate has not been released. Attorney Ricardo DeAnda asked, that's the worker's compensation, right? Ms. Barrientos responded, yes. Chairman Ceballos stated, we did the minimum floor for \$12.00 maybe about 3 or 4 years ago, not too long ago, and that already seems like it's not enough anymore. Ms. Barrientos stated, here is the breakdown on the revenue and expenses and the net cash flow each property or program. Chairman Ceballos asked, Jennifer could you please explain AMP, what it is, because I know it's' going to be a little tricky. Ms. Barrientos responded; these are Asset Management Properties and this is where the asset management fees come from. Chairman Ceballos asked, is it a combination of properties? Ms. Barrientos responded, yes. Ms. Gaona responded; some are. Ms. Barrientos responded, some are and I will explain right now. I'll go to each one and tell you the AMP and the breakdown of it. So, COCC is our Central Office Cost Center, that consists of our main office. The finance department, IT department, and administrative staff are all in there. So, we are projecting revenue of \$1,600,000. with expense of \$1,400,000. and a net cash flow of \$219,000. AMP 1, Colonia Guadalupe consists of 272 units. One unit is being used as an office by the Laredo Police Department, So, that leaves us with 271 potential residents that could be living here. The revenue projected for this property is \$1.8 million and expenses of \$1.7 million with a net cash flow of \$26,000. AMP 3 consists of two properties which are our Ana Maria Lozano and Carlos Richter property. They have a total of 226 units with \$1.4 million in projected revenue and \$1.4 million in expenses with a net cash flow of \$27,000. AMP 4 is our Senior Home property which is in the downtown area. It is an

elderly community with 100 units. Revenue is projected at \$616,000. and expenses are \$599,000. with a net cash flow of \$16,000. AMP 5 is Meadow Acres which is located by the cemetery and South Laredo which is Lomas del Sur. It has 178 units with a projected revenue of \$1,039,485 and expenses at \$1,012,515 with a net cash flow of \$26,970.

Attorney Ricardo DeAnda asked, when you say revenue is that rental? Ms. Barrientos responded, that's rental including interest. It will show you a breakdown here on the first page. It will show you the revenue breakdown here and it tells you what it consists of like other income, interest that we can collect from the bank. The revenue coming in is subsidy from HUD and dwelling rent from the tenants. What you'll see here is the breakdown of COCC, it will give you what amounts are the revenue and the totals are down here before the second blue line. Chairman Ceballos stated, something to keep in mind is the net income. So, when it's defederalized you can potentially use it for other things but if you leave it there as it's been mentioned it gets put into a project reserve for that property and you pretty much don't have access to that unless you redevelop it. Which is something like what we did at Russell Terrace, but it's something to keep in mind even though you have savings in operating a property that doesn't mean you have it. There are a few exceptions for the most part they become inaccessible once they become project reserves. So, we try to make some money in areas where we can move into a local purpose. Ms. Barrientos stated, the next property is our AMP 6, our Asherton Property. This property is located in Asherton, Texas and there are mostly three and four bedrooms at this property. The projected revenue is \$176,000. and expenses are \$166,000. with a net cash flow of \$9,000. Attorney Ricardo DeAnda stated, would you please explain why we have Asherton. Ms. Barrientos replied, Asherton had another Board there in Asherton. HUD came because they were low performers. We get scored based on our financials and our leasing. We get scored as to whether we are high performers, standard performers, or low performers, so depending on the number of properties there is we are given different measuring rates. So, like between 100-90 are high performers. Asherton was a low performer so HUD took over that property and they came to the Laredo Housing Authority and asked if we wanted that property and we said yes. Chairman Ceballos responded, so, I did that transaction when I was a staff member. The majority of the issue was politics, it was the Asherton community and Carrizo. They had a dispute over school district issues and they couldn't work with each other on housing business and sadly for them they lost control over their housing authority. I was told to show up and HUD basically in the process handed us the keys and said "here you go." It is sad that the locality doesn't have control over their housing authority but that may be something that happens in the future because as you can see there is income there and it is barely breaking even. So, that's something the Board may consider. I know Mary has asked me if we have an interest in talking to HUD to give it back to that locality. Some of the same players are still around. I don't know, I can't answer that, but maybe sometime this board in the future might want to talk about. Ms. Barrientos stated, and our Fam Labor property is through USDA. We have \$190,000. in projected revenue and \$178,000. in expenses with a net cash flow of \$12,000. LHFC, so these properties were previously our Russell Terrace and Meadow Elderly

public housing properties that got converted to the Rental Assistance Demonstration program which is RAD and is part of the HCV the Housing Choice Voucher program. They used to be public housing but now they are HCV. The Bernal Sunrise Courts are three tiny homes that we constructed so this is part of the LHFC fund as well. We have projected revenue of 1.6 million and expenses of 1.3 million with a net cash flow of \$329,000. There is a big amount there because we do have a loan with PNC due to Russell Terrace and we need to always have a debt ratio of 1.25 in order to be compliant with our loan. Chairman Ceballos stated, so that is an example of defederalized use of monies and so is Los Balcones right and that's a local project that we did that's not federalized and this Board makes policy for it. It is currently being used for emergency housing. I wanted to also inform the Board about Russell Terrace. So, if you look at the cash that Russell Terrace generates for the number of 200 units, it is substantial compared to public housing. That's why nationally it makes some sense to redevelop. It's painful because you have people living there but at the end of the day even with the debt service you are still making more money than you are in public housing. I say more but your making money because we are not supposed to make money in public housing but you still have to run a business. So, just so you know, for Colonia Guadalupe it would be an alternative that is already being looked at. So, what is the best route, to redevelop and improve the quality here. Ms. Barrientos stated, at Los Balcones there are 10 units and one is being used as an office, these are transitioning housing. Mr. Ceballos stated, okay, I want to clarify, I said Balcones but its Bernal. Where are the tiny homes? Ms. Barrientos replied, LHFC. Mr. Ceballos stated, I want to clarify Los Balcones. So, the 3 tiny homes are the defederalized program money. Los Balcones does have federalized money by the way of a city grant. Ms. Barrientos stated, they are located on 1505 O'Kane. The projected revenue is \$124,000. with expenses of \$116,000. with a net cash flow of \$8,000. The Housing Choice Voucher Administrative, these are the administrative fees, this doesn't include the rental subsidy that we pay out to the landlord. This has projected revenue of \$1.19 million and expenses of 1.15 million, with a net cash flow of \$32,000. All this is a summary of what is being presented here. So, you will see the detailed information of the breakdown of the revenue and the expenses. Part of the administrative expenses are on the first page and they continue onto the second page. The total is at the bottom and there it will also show you the net cash flow. It will show, what was presented there it will show you which ones are federalized and defederalized. Mr. Ceballos stated, Los Balcones Apartments would be on that you all might think about walking. It's recently been re-developed and re-done, some existing apartments. We have 2 units that are dedicated to students that are homeless, some of you may have heard of it. I have not seen since it's been dressed up with logos and things. It was a very difficult inter-city re-development project especially during COVID. If you have time, you may want to take a look at it when you get a chance. Look at the pictures before and after, it turned out really great. Commissioner Cynthia Mares stated, is this that project that we were trying to collaborate with Laredo College for the homeless students? Chairman Ceballos replied, yes, thank you for that support. Ms. Barrientos stated, that is the budget summary. This will come back throughout the year to do any amendments that we might have, like if the premium for the insurance may go up, so we may have to adjust the numbers.

Any revenue coming in or another expense we did not foresee, so we will come throughout the year to get any budget amendments that we need so that we can present the budget correctly. Does anyone have any questions?

Commissioner Joe E. Aranda stated, the only question I have is on your net cash flow, obviously that is your federalized that's the one that runs the risk of being recaptured. Ms. Barrientos responded, yes, the one in blue. Commissioner Joe E. Aranda asked, is that \$710,000. Your norm? Ms. Barrientos responded, yes, so we try to be as close as we can, we don't want to put too much in reserves. We could always say that we can reduce expenses but then we will have more net profit and there is always the risk of them being re-captured and it's hard to use the reserves in the properties. So, if you put more money in it's harder to use. There are only allowable expenses that HUD will be allowing, like a construction project. You cannot use them for anything operational. We need to use the reserves for that they won't allow that. Chairman Ceballos stated, I think your question is, is it normal? Commissioner Joe E. Aranda replied, yes. Chairman Ceballos asked, what did we do last year? Commissioner Joe E. Aranda stated, is that standard? Ms. Barrientos responded; I think it was at \$500,000. Commissioner Joe E. Aranda responded, as long as you don't get it re-captured. Just want to make sure you do whatever you need to do to keep it here. A resident representative mentioned they needed more police support; I don't know if that qualifies. Ms. Barrientos responded, it is part of our operating budget, part of the expenditure. It's part of one of the contracts that we already have. It's already in this budget. Commissioner Joe E. Aranda replied, I know because I work at the school district and we contract with Laredo Police Department and the constables, to be able to help with traffic control. I remember 8 years ago whenever I was here it's always been an issue and we have to be extra vigilant. Because we have people that take certain liberties and they maybe intimidate other tenants and that creates a problem. Ms. Gaona responded, like we were saying, we need to submit our budget by March 8th but for the public housing operating fund module it was just released today at 11:00a.m. So, the revenue that we are projecting here is still not final. So, we will need to come back to you to do that revision. We are barely getting ready; we do have an estimate of what our projected revenue will be for our section 8 HCV program but our public housing we do not. What we are using there, is an estimated projection. We will be coming back to you with a revised budget. It's not because we don't know what we are doing, but it's because we don't know what our revenues are going to be. Mr. Ceballos stated: HUD Central. So, it may be good, it looks like cash, but at the end of the day it's actually cash that goes into our reserves but it is inaccessible cash if it's not used during the year. We should let the Board know what are the categories of expenditures we could fill in to utilize that funding so it doesn't really get re-captured in the sense that it goes into our project reserves. But you cannot access it once it's there, it is very difficult. Maybe you can tell the Board what would be an eligible expense that could be looked to use that net income. My memory is that we have been at 1.5 million at one point and it's never been less than half a million. So, properties are healthy. Thank you, any other questions? Commissioner Silvia Madrid asked, do they check the record for the people that live there? Ms. Barrientos stated, we do background checks on everybody that is coming in off our waiting list from 18

years and over. We do a criminal background check with our local sheriff's department. It might sometimes be guests of the property. Commissioner Silvia Madrid stated, so they have to be good people. Ms. Barrientos responded, yes. Commissioner Silvia Madrid, como dijo la señora es que no sé qué jente vive ayi. Debe de ser jente Buena señora. Ms. Barrientos responded, avises son los visitantes que van a ver los. Personas que no están en el contrato, pero van a ver los. Commissioner Silvia Madrid responded; they're going to be any restrictions for the people? Chairman Ceballos stated, there are some restrictions particularly certain aggravated offenses, you cannot live in public housing or obtain Section 8 typically of the sexual nature but the regulations don't prohibit someone with a criminal past to apply and get housed. Those are qualified in HUD regs and the government does not let us overlay additional restrictions when it comes to that. Other policies where we can, so someone has a record that is not within that category of the aggravated sexual offense, they can still receive assistance and that is just the reality. Ms. Barrientos stated, and when they do their annual recertification, we will check their background again. We check yearly when they renew their contract. Chairman Ceballos stated, if they commit a crime while in public housing and or section 8, then they are subject to the lease requirements. Which that threshold is much lower. If you disturb the peace, you are violation of the lease and you can be evicted. Although, you can get in, if you miss behave, you can be kicked out. Attorney Ricardo DeAnda stated, we are very strict on those provisions. If we have complaints from the tenants that are in violation of the lease with respect to violating the rights of the other tenants of their peace. Then we take eviction actions but that is when they are in and not in the process of getting in. Commissioner Silvia Madrid responded; por eso debe de aser un reporte con la policía

Attorney Ricardo DeAnda stated, our best defense is that the people that live there are getting a break on their rents. So, they are living in a \$1,000 dollar unit, paying only \$300 or \$400 dollars with the federal government making the difference but they have to behave. If they don't behave then they go out to the free market and have to pay \$1,000 dollars. Resident Commissioner Gloria Ann Freeman stated, I've been at Russell Terrace for a little over ten years but I live right down here at 303 Bruni at Colonia Guadalupe in 1973. The colonias go through a cycle. Real bad gangs and a lot of problems and then we work really hard and when I say we, I mean the community. Work really hard to eradicate it para quitar todos los problemas y día nos relajamos un poquito y suve el problema o través. Y yo digo que horita estamos en ese ciclo otraves. Porque no nomas es Russell Terrace es aqi, en Lozano que estan teniendo problemas, So, yo digo que vamos a tener que renforsar comunidad, familia, los programas escolares en las escuelas para calmar todo la juventu otraves. Para que ayga una paz por unos thres cinco años y dia empeza otravez. Chairman Ceballos stated, yes, the economy is very difficult right now. So, you have a lot of the new some crimes.

Commissioner Cynthia Mares Hay mucha desesperación, mucha frustración entre familias, entre la juventud y todo eso lo que hacen es irse al crimen, es lo

más fácil para poder salir de lo que tengan ellos, pero si ese punto suyo es muy valioso porque es lo que tenemos que hacer en realidad, reforzar todo eso de la familia, reunir a la familia, va a ser difícil, no va a ser de la noche a la mañana, pero siempre que permanezcamos vigilantes principalmente aquí con la administración de todo esto, que presentemos programas a los residentes para involucrarlos más y dar el mensaje

Mrs. Freeman: Y ahorita las colonias estamos haciendo los Bliibliotechs para que los jóvenes tengan a donde ir y no estén en la calle y es bien difícil tenerlos ahí adentro tratando de estudiar, cuando le están diciendo -vente, vente, vente acá afuera

Mrs. Madrid: A lo mejor en eso también se puede invertir un poco más, en los parques, ponerles basketball courts, hay mucho que también, ahorita que va a ser mucho calor, los que tiene la ciudad, los wáter Parks que pueden usar gratis los muchachos

Jennifer Barrientos: Si y todas las propiedades que tenemos si tienen playground y basketball courts también.

Any other comments on budget or are we ready to move on? We are ready to move on.

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

A. 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 99.33% and our December lease up is currently at 98.29% and for the year to date (April-March) lease up it is at 98.82%. Our HCV-Section 8 PIC score is at 105.33%, our monthly December HAP utilization is at 105%, and our HAP utilization year to date (January-December) is at 102.62%, for our unit utilization for December it is at 102.62% and what I mean by HAP utilization it is our Housing Assistance Payments and that is the money that HUD gives us to be able to issue out the vouchers so, our expenditures are at 105% and for our unit utilization year to date it is at 97.90%.and our January through December unit utilization is at 98.66%. Chairman Ceballos stated, now these percentages all play a part in how we become standard or high performer, that type of stuff. So, you'll learn as you go along. You'll remember the percentages later. Next is the Public Housing occupancy percentage, the unit utilization, as I mentioned we were at 98.82% for the year and for December we were at 98.29%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% and in comparison to last year at 96.45%. Here we have a comparison, I am giving you the individual units for each property and for our Farm labor, Russell Terrace, Meadow Elderly, and the only one we didn't talk about earlier is our

HCV-Section 8 we have a total of 1,640 vouchers. For November we were at total of 1,601 and for December 1,606 and I believe that for January we were at 1,619. Chairman Ceballos stated, we also took over Zapata's vouchers, I did that one to. How many vouchers do we currently have in Zapata? Ms. Ortiz responded; I believe we are at about 53. Chairman Ceballos stated, I think our max is about 66 if I remember correctly. Just so that you are informed, we do have the voucher program in Zapata. Ms. Gaona stated, we also have the Asherton vouchers in there. We did get an American Rescue Plan grant from Webb County, in the amount of \$200,000 for Los Balcones Apartments. We did hire a case manager for that property and as of right now, we have six families moved into Los Balcones. The other grant we have is the FY2020 Rapid Rehousing Grant the term was from February 2022 through January 2023 and as of December we had three families. We do have the 2021 grant also that began this February and we've carried over those three families and we are bringing in new families now to be able to expedite that through January. We did apply for the renewal grant we still haven't heard back from them on the allocation but we are hoping that yes. We did make their priority listing and we are hoping to get allocated and that will take us through January of 2025. Chairman Ceballos stated, just want to point out that this is a grant that allow us to serve people that are homeless or at risk of being homeless within certain categories to stream line them. They don't go into Section 8, they don't go into Public Housing, they go into this program that is similar to Section 8 in that they can get assistance up to 18 months and basically its within the housing services category of HUD programs. Commissioner Silvia Madrid asked, for emergency? Chairman Ceballos stated, it's treated like an emergency but it can last up to 18 months and in that process, we get them into the waiting list and hopefully roll them out into a different subsidy but this is homeless driven. Ms. Gaona responded, this program is not income driven so anybody facing an emergency you can basically help them for a couple of months and get them on their feet. Let's say they lost their job, or something, its getting them back on their feet right away and then transitioning them to. Commissioner Silvia Madrid respondo, como si se te quema tu casa? Chairman Ceballos responded, si. Commissioner Cynthia Mares asked, do we promote this to get people to come? Ms. Gaona replied, yes but unfortunately, we are limited to the amount of funding that we get, it is not a big grant. I know that Bethany House also has a Rapid Rehousing Grant from the City of Laredo. So, we do partner with them and the referrals come through HMIS which is the Homeless Management Information System and they are the hub for the coordinated entry for Laredo. We also work with the school districts and their homeless families. The emergency housing vouchers, back in July of 2021 we were awarded 85 emergency housing vouchers and like I mentioned, these also go through the HMIS coordinated entry. These vouchers will be available through September 2023, after September 2023, any vouchers not actually leased at this time we will not be able to reissue them to someone else. So, we are pushing to get to the 85. It's been challenging since these are actually homeless individuals that are on the street and it's been challenging to keep them housed and or find landlords that will accept them. Even though we have a case manager that works with them but even with that, it's been

challenging. We are hoping that after September, HUD will issue these vouchers as regular vouchers and we get to keep them in the community. Chairman Ceballos stated, this is a program that resulted from COVID. They issued these emergency vouchers. Ms. Gaona stated, the next slide is just for informational purposes, there was a notice that was issued out and we did apply and we are waiting to see if we get any stability vouchers. Resident Commissioner Gloria Ann Freeman asked, when you said that Bethany House is issuing those homeless vouchers, does MHMR participate? Ms. Gaona replied, yes, Border Region and SCAN. Chairman Ceballos replied, and the homeless liaisons for the district also.

B. Unaudited Financials for the month of December 2022.

Chairman Ceballos asked, Mary, is it okay to present item 11B at our next meeting? I just don't want to lose more time in presentations and not get to the action items. Just bring back the unaudited financials for the month of December. Ms. Gaona responded, they are in your package and if you have any questions, feel free to contact myself or Jenny. Commissioner Cynthia Mares asked, do we need a motion for that? Chairman Ceballos stated, it is a report but if you want to make that motion, we can.

Chairman Ceballos moved to defer this item and for it to be presented at our next meeting.

Resident Commissioner Gloria Ann Freeman seconds the motion.

Motion passed unanimously.

12. 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 authorizing the Executive Director to enter into a collaborative, non-financial Memorandum of Agreement with Laredo College for the purpose of ESL and High School Equivalency (HSE) classes for the period of July 2022 through June 2023.
- B.** Consideration to ratify authorizing the Executive Director to extend the contract with Nava Group LLC, a construction management firm, for an additional year, as allowable by Contract No. 2020-0510-1, effective December 28, 2022 through December 27, 2023. This represents the third year of the contract maximum of five years.
- C.** Consideration to authorize the Executive Director to extend the contract with Quantcorp, a construction management firm, for an additional year, as allowable by Contract No. 2022-0131-1, effective February 21, 2023 through

February 20, 2024. This represents the second year of the contract maximum of five years.

- D. Consideration to authorize the Executive Director to enter into a collaborative, non-financial Memorandum of Understanding with Literacy Volunteers of Laredo for the purpose of ESL instructional services and Citizenship Preparation Classes.
- E. Consideration to authorize travel of staff and/or Board for the 2023 NAHRO Conference in Washington, D.C. on March 22 – 24, 2023.

Chairman Ceballos advised the Board that obviously this is new to you a lot of this, these are things that Mary feels are rudimentary and have been listed on there. If you wish to discuss any, you can pull one out, if you want to bring it back at another meeting, we can do the same. You all just let me know what your preference is. Commissioner Joe E. Aranda stated, I would like to make a motion, I looked at all the items and everything is obviously boiler plated and administration would bring to a Board the only ones that I couldn't get any information and I didn't understand the contract for item B and item C because if you look at the agenda, basically it just says that we are ratifying the extension of a contract for those two construction companies management for the Housing Authority and if you look at the packet, and look at the support information it has I guess the letter of intent from the principals but I certainly for one don't know what it is that they are doing. It does not say it there obviously and I don't know how much it is? I don't know what qualifications they have so I for one would like to table or whatever needs to happen to bring those back. Chairman Ceballos stated, do you want to make a motion to exclude those and vote on the rest?

Commissioner Joe E. Aranda moved to approve item A through E with the exception of items B & C. If we can bring those back at a future meeting so that maybe we can get some of those questions answered and at that time consider whether to move forward or not.

Chairman Ceballos seconded the motion.

Motion passed unanimously.

Commissioner Joe E. Aranda stated, I would like to see if we can have a meeting next week. I don't know if all the members are available or could attend but I would like to obviously you put it on the agenda so it has to have some importance to whatever it is that the Housing Authority is doing. So, I would like to see if there is a possibility if we could have a meeting next week if possible on Wednesday, I don't know if everyone is available, I am just throwing that date out and I would like to have in the spirit of the election of officers like you were mentioning and Ms. Mares. If we can bring that item up for the election of officers next week and we could have that discussion these particular contracts for consideration and again, that is just my food for thought. Commissioner Cynthis Mares stated, if you put that into a motion, I'll second that. Commissioner Joe E. Aranda stated, if you look at the By-Laws,

they are pretty straight forward that in February you do election of officers and again all of us are new Mr. Ceballos, I don't even know who the vice chair is or the secretary and so we really need to I think and iron that out and the only way to do it is to hold elections. That would be my motion. I don't know if it requires a motion, so I would like to see that happen. Chairman Ceballos responded, lets vote on the first one, I don't think we voted. Ms. Gaona stated, it cannot be next Wednesday because we would have had to post today before 11:30. Chairman Ceballos asked, how about the 22nd? Commissioner Joe E. Aranda stated, the 22nd is fine if everyone is available and we can invite those companies. Chairman Ceballos stated, I am available. Resident Commissioner Gloria Ann Freeman stated, that is far enough notice for me.

Commissioner Joe E. Aranda moved to bring back item B & C along with the election of officers on the agenda for meeting to possibly be set for February 22, 2023 at 11:30 a.m.

**Commissioner Cynthia Mares seconded the motion.
Motioned passed unanimously.**

13. ACTION ITEM

- A.** Discussion and possible action to approve the Operating Budget for Fiscal Year Ending March 31, 2024, for the Housing Authority of the City of Laredo and adopt Resolution No. 23-R-01.

Chairman Ceballos asked, is there any discussion on this item and or additional presentation? What are the wishes of the Board?

**Resident Commissioner Gloria Ann Freeman moved to approve the Operating Budget for Fiscal Year Ending March 31, 2004 as presented.
Commissioner Cynthia Mares seconded the motion.
Motioned passed unanimously.**

- B.** Discussion and possible action to adopt Resolution No. 23-R-02 and approve the Utility Allowance Schedules for the Housing Choice Voucher (HCV) Program and Project Based Voucher (PBV) Program effective April 1, 2023, as recommended by staff.

Good afternoon, Melissa Ortiz, Section 8 Director for the record. We are bringing this item for the adoption of the utility allowances which we have to adopt once a year if there is a ten percent variance and if you go to the last two pages, there is a comparison worksheet. For electric, we did have a fifteen percent increase and for the natural gas, we had a forty-two percent change, for the water it was less than the ten percent for Laredo. For Asherton, there was only a five percent change in the trash and in Zapata County here was no change. So, we are proposing to increase them. They vary like for the water, the variance is like one dollar or two for each bedroom or each unit type which is the multi-family, single-family, mobile home, and energy efficient.

Chairman Ceballos stated, these are used to calculate the tenant share of rent? So, they basically get what is a credit towards their rent and so these amounts are important for the residents. So, any increase in the utility allowance means a decrease in the rent share that the tenants pay. Ms. Ortiz responded, as well as an increase in HAP payment for us. Resident Commissioner Gloria Freeman replied, and it is checked every month because when the tenant comes to pay their rent, they bring in their utility receipts already paid to show how much and it is logged. Chairman Ceballos stated, I can attest that the electricity bill has gone up even more than the amount the utility allowance. At least in my case, I can vouch for that for sure. So, I am sure our residents are paying more than that. Chairman Ceballos stated, can you advise the Board on how we arrive at this. Did you use Nelrod Consultants. Ms. Ortiz responded, yes, we did. Every year we have to get a study done so we paid our consultant to do the study. They specialize in doing studies for housing authorities throughout Texas and in other states. And so, every year we procure them to do these studies for us. We started the process in October and they just completed the process in January. Commissioner Silvia Madrid asked, solar panels? Chairman Ceballos stated, probably the lease wouldn't allow it. Ms. Ortiz responded, these are for HAP payments, Section 8 so it would be the landlord cause these are not our units.

Chairman Ceballos moved to approve the utility allowance schedules as presented by staff.

Commissioner Joe E. Aranda seconds the motion.

Motion passed unanimously.

- C. Discussion and possible action to adopt Resolution No. 23-R-03 and approve the Utility Allowance Schedules for the Public Housing Program effective April 1, 2023, as recommended by staff.

For the record, Raquel Aguilar and I am the division on Public Housing and Melissa is the division of Section 8. It's basically, we also contract Nelrod to give us the study and give us the amounts. Our proposal is done by separate AMPs and then broken down also by the bedrooms. These amounts are credited against, once we calculate the persons income and what they qualify to pay, then we deduct the utility allowance and then that is the net amount that the tenant actually pays. So, its basically the same information. Chairman Ceballos stated, this is done once a year. Ms. Aguilar responded, correct.

Commissioner Cynthia Mares moved to approve as presented.

Chairman Ceballos seconded the motion.

Motioned passed unanimously.

- D. Discussion and possible action to award RFP No. LHA 2022-1205-1 General Depository Services Agreement and authorize the Executive Director to finalize negotiations and contract with the selected banking institution.

Good morning, Valeria Cabello for the record. We are required by HUD to have general depository services with a banking institution. We did open an RFP last month; it ran from January 5th through the 16th. We did receive one solicitation from Falcon International Bank. In your packet, you will see their scoring tabulation and you will also see the binder there is their submittal for your review. Commissioner Cynthia Mares asked, are they the current? Ms. Cabello responded, yes, they are the current and they have been our banking institution for the past twenty plus years. You will see there the criteria that was used to evaluate them and it was evaluated by a panel of LHA staff. The score given by them was an 84.99 and at this time we are requesting that you all approve to select the banking institution. We did put the publication in the newspaper. Commissioner Cynthia Mares stated, interesting, how so many banks in the city and nobody wanted to submit. Jennifer Barrientos for the record, Valeria was out on maternity leave at that time so I was the one that published this RFP. We did reach out to IBC, PNC, Bank of America, and Chase and no one responded. Commissioner Cynthia Mares stated, I am sure you did, I am just saying that it is interesting with so many banking institutions you would think someone would reach out. Chairman Ceballos stated, there was one year when Compass Bank did respond but they weren't able to beat the fees that Falcon offered.

**Chairman Ceballos moved to approve as recommended by staff.
Commissioner Cynthia Mares seconded the motion.**

Commissioner Joe E. Aranda asked, for how long is this. Ms. Barrientos stated, we are wanting it to be for at least two years since that is what the by-laws say. After the renewal, we will go ahead and ask the Board again to see if they would like to renew. With our procurement policy, we have up to five years. So, once we get into the agreement, there could be a possible extension of the current.

Motioned passed unanimously.

- E. Discussion and possible action to approve the purchase of a 2022 Ford F150 Regular Cab in the amount of \$35,248.50 from the 2021 Capital Fund Grant utilizing the Buy Board pricing.

**Commissioner Joe E. Aranda moved to approve as presented.
Commissioner Cynthia Mares seconded the motion.
Motion passed unanimously.**

Chairman Ceballos asked, Mary, anything else on your side before we close. Ms. Gaona responded, no. Chairman Ceballos asked, do we want to add anything else to the next meeting? I would like for them to get briefed on the ongoing projects if time allows. We can hopefully add that. Are you all okay with that? Commissioner Joe E. Aranda responded, yes. Chairman Ceballos stated, If we can just formulate it so that we can finish by this time it would be great. Resident Commissioner Gloria Ann Freeman stated, I would like to see

something on next months agenda, not necessarily every month but just next month so we can see what's going on in the colonia's with the 911 responses and incidents happening throughout our properties. . Chairman Ceballos stated, thank you very much, I think this was a very productive meeting. Looking forward to the next one. Ricardo, if you could review by laws for the elections and all that so there is guidance from your part for the next meeting.

14. 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).

15. ACTION ON ANY EXECUTIVE SESSION ITEM


16. ADJOURNMENT

**Chairman Ceballos moved to adjourn the meeting.
Commissioner Joe E. Aranda seconded the motion.
Motion passed unanimously.**

Meeting adjourned at 12:53 p.m.



Jose L. Ceballos, Board Chairman



Mary Gaona, Executive Director