

Laredo Housing Opportunities Corporation  
Regular  
Board of Directors Meeting



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

Wednesday, July 19, 2023  
11:30 a.m.

Laredo Housing Opportunities Corporation  
Regular Board of Directors Meeting  
Zoom Video Link:

<https://us02web.zoom.us/j/81987836454?pwd=a1dOL0hmUFdDZFBWa0ZBUINpUWJJZz09>

Call in Number: 1-346-248-7799

Webinar ID: [819 8783 6454](#)

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

Wednesday, July 19, 2023  
11:30 A.M.

REC'D CITY SEC OFF  
JUL 14 '23 PM4:14

### Board of Directors

Cynthia Mares, President  
Silvia Madrid, Vice President  
Joe E. Aranda, Director

Jose L. Ceballos, Director  
Gloria Ann Freeman, Director

***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-3**

**Agenda**

**July 19, 2023**

- 1. CALL TO ORDER**
- 2. ROLL CALL AND DECLARATION OF QUORUM**
- 3. 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)

#### **4. 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 Contract ID 2946224 between the Laredo Housing Opportunities Corporation and AT&T Corp. for the AT&T Office @Hand (v2.0) Service effective May 31, 2023.

**5. APPROVAL OF MINUTES**

A. Approval of Minutes for Board of Directors meeting on May 22, 2023.

**6. ACTION ITEM**

A. Discussion and possible action on the Memorandum of Understanding between the Laredo Housing Opportunity Corporation and Brownstone Affordable Housing, Ltd. for the development of Hillside Crossing. This item may be discussed in Executive Session pursuant to Section 551.071, consultation with attorney.

**7. 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).

**8. ACTION ON ANY EXECUTIVE SESSION ITEM**

**9. ADJOURNMENT**

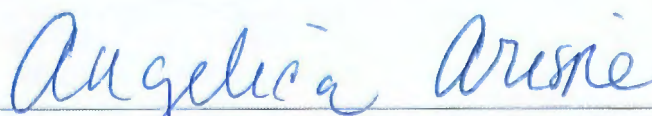


Mary Gaona, Secretary

The Housing Authority of the City of Laredo is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 722-4521 at least 48 hours in advance. This meeting site is accessible to disabled persons. Disabled parking is provided in the north parking lot adjacent to the Administration Building, and disabled building access is located at the main entrance.

**CERTIFICATION**

This notice was posted at the Municipal Government Offices, 1110 Houston Street, Laredo, Texas, at a place convenient and readily ADA/accessible to the public at all times. Said notice was posted on Friday, July 14, 2023 at 4:30 p.m.



Jose A. Valdez Jr., City Secretary

## LHOC DIRECTORS' COMMUNICATION

<b><u>DATE:</u></b> 07-19-2023	<b><u>SUBJECT:</u></b> Consideration to ratify Contract ID 2946224 between the Laredo Housing Opportunities Corporation and AT&T Corp. for the ATT Office@Hand (v2.0) service effective May 31, 2023.
<b><u>Item #:</u></b> 4A	
<b><u>INITIATED BY:</u></b> Mary Gaona Executive Director	<b><u>STAFF SOURCE:</u></b> Roberto Peña Director of IT
<b><u>PREVIOUS BOARD ACTION:</u></b>  On April 5, 2023, action item 11B discussion and possible action to evaluate the existing telephone system with a recommendation by the Information Technology Department to enhance on the existing network in place. (Sponsored by Commissioner Joe E. Aranda and Co-sponsored by Vice Chair Silvia E. Madrid) was discussed.	
<b><u>BACKGROUND:</u></b>  The LHA has been using Verizon OneTalk as their desktop telephone service provider since 2019. Over time, limitations to Verizon's functionality and stability were discovered. The LHA would like to change providers from Verizon to ATT Office@Hand in order to obtain better functionality, stability, and pricing.	
<b><u>FINANCIAL:</u></b>  LHA has been paying Verizon approximately \$2,070 a month for our phone service. AT&T Office@Hand would be charging us approximately \$1,800 a month.	
<b><u>RECOMMENDATION:</u></b>  To ratify Contract ID 2946224 between the Laredo Housing Opportunities Corporation and AT&T Corp. for the AT&T Office@Hand (v2.0) service effective May 31, 2023, and that the IT Department, in conjunction with contracted vendors, make all preparations necessary to transition over from Verizon One Talk VoIP phone service to AT&T Office@Hand VoIP phone service, including the port over of all necessary phone lines and phones.	

**Laredo Housing Opportunities Corporation**

Regular Board of Directors Meeting

Zoom Video Link:

<https://us02web.zoom.us/j/84531296241?pwd=cEFEEFVSZklINDIjdE1JaUpOcHc2dz09>

Call in Number: 1-346-248-7799

Webinar ID: [845 3129 6241](#)

LHA Board Room

2000 San Francisco Ave.

Laredo, Texas 78040

Monday, May 22, 2023

10:30 A.M.

**Board of Directors**

Cynthia Mares, President  
Silvia Madrid, Vice President  
Joe E. Aranda, Director

Jose L. Ceballos, Director  
Gloria Ann Freeman, Director

***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-2**

**Minutes**

**May 22, 2023**

**1. CALL TO ORDER**

Cynthia Mares, President, called the meeting to order at 1:11 p.m.  
Cynthia Mares, President, stated that she would dispense item #2.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL AND DECLARATION OF QUORUM**

**Directors Present**

Cynthia Mares, President  
Silvia Madrid, Vice President  
Joe E. Aranda, Director  
Gloria Ann Freeman, Director  
Mary Gaona, Secretary

**Directors Absent**

Jose L. Ceballos, Director

Ms. Gaona proceeded with roll call and a declaration of quorum was made by Cynthia Mares, President.

#### **4. 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)

Cynthia Mares, President, stated that there were no citizens comments.

#### **5. APPROVAL OF MINUTES**

**A.** Approval of Minutes for Board of Directors meeting on February 22, 2023.

#### **6. ACTION ITEM**

**A.** Discussion and possible action approving the Memorandum of Understanding between the Laredo Housing Opportunity Corporation and Brownstone Affordable Housing, Ltd. for the development of Hillside Crossing an affordable housing development. This item may be discussed in Executive Session pursuant to Section 551.07 I, consultation with attorney.

**Joe E. Aranda, Director moved to approve both items 5A approval of minutes for the Board of Commissioners meeting on February 22, 2023, and item 6A Memorandum of Understanding between the Laredo Housing Opportunity Corporation and Brownstone Affordable Housing, Ltd. as presented. Silvia Madrid, Vice President, seconded the motion; motion carried.**

#### **7. ADJOURNMENT**

**Joe E. Aranda, Director, moved to adjourn and then convene as a different organization. Gloria Ann Freeman, Director, seconded the motion; motion carried.**

**Meeting adjourned at 1:13 p.m.**

---

**Cynthia Mares, President**

---

**Mary Gaona, Secretary**

## LHOC DIRECTORS' COMMUNICATION

<p><b><u>DATE:</u></b> 07/19/2023</p>	<p><b><u>SUBJECT:</u></b> Discussion and possible action on the Memorandum of Understanding between the Laredo Housing Opportunities Corporation and Brownstone Affordable Housing, Ltd. for the development of Hillside Crossing. This item may be discussed in Executive Session pursuant to Section 551.071, consultation with attorney.</p>
<p><b><u>Item #:</u></b> 6A</p>	
<p><b><u>INITIATED BY:</u></b>  Mary Gaona Executive Director</p>	<p><b><u>STAFF SOURCE</u></b>  Jennifer Barrientos Director of Finance</p>
<p><b><u>PREVIOUS BOARD ACTION:</u></b></p> <p>On April 5, 2023, the Board of Commissioners heard a presentation from Mr. Jed Brown and Mr. Doak Brown with Brownstone Affordable Housing, Ltd. After the presentation and some discussion, the Board of Commissioners agreed to move forward favorably with this project subject to a due diligence stage where a draft of the MOU is reviewed by our legal counsel including Mr. Mark Foster and in that process our Director and Board Chair get an architect and engineer to review the construction standards to assure that the assets is all that we want it to be.</p> <p>On May 22, 2023, the Board of Commissioners approved entering into a Memorandum of Understanding with Brownstone Affordable Housing, Ltd. for the development of Hillside Crossing an affordable housing development.</p>	
<p><b><u>BACKGROUND:</u></b></p> <p>JPMorgan is looking for LHOC to be invested in carrying out the responsibilities of the General Partner after Brownstone is off the lease-up guaranty and the operating deficit guaranty estimated to take at least six to seven years.</p> <p>This obligation would be capped at \$1 Million.</p>	
<p><b><u>FINANCIAL:</u></b></p>	
<p><b><u>RECOMMENDATION:</u></b></p> <p>To authorize the Executive Director/Secretary to execute documents related to grantor responsibilities for the Hillside Crossing project.</p>	