

Laredo Housing Authority
Regular Board of Commissioners Meeting
<https://us02web.zoom.us/j/84030585040?pwd=RXBDbWVGbWVGOXA2ZE5wajJoMXRsdEhLQT09>

Call in Number: 1-346-248-7799

Webinar ID: [840 3058 5040](#)

LHA Board Room
2000 San Francisco Ave.
Laredo, Texas 78040
Thursday, August 24, 2023
11:00 A.M.

Board of Commissioners

Cynthia Mares, Board Chair
Silvia Madrid, Vice Chair
Joe E. Aranda, Commissioner

Jose L. Ceballos, 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-5

Minutes

August 24, 2023

1. CALL TO ORDER

Cynthia Mares, Board Chair, called the meeting to order at 11:01 a.m.

2. INVOCATION PRAYER

Gloria Ann Freeman, Resident Commissioner, led us in prayer.

3. PLEDGE OF ALLEGIANCE

Joe E. Aranda, Commissioner, led us in the recital of the Pledge of Allegiance.

4. ROLL CALL AND DECLARATION OF QUORUM

Mrs. Gaona proceeded with roll call and declaration of quorum was made by Cynthia Mares, Board Chair.

Commissioners Present

Cynthia Mares, Board Chair
Silvia Madrid, Vice Chair
Joe E. Aranda, Commissioner
Jose L. Ceballos, Commissioner
Gloria Ann Freeman, Resident Commissioner

Staff Present

Mary Gaona, Executive Director
Jennifer Barrientos, Director of Finance
Bulmaro Cruz, Director of Construction
Melissa Ortiz, Director of HCV
Robert Pena, Director of IT
Raquel Aguilar, Director of Housing Management
Christy Ramos, Human Resource Manager
Sonia Flores, Senior Accountant (zoom)
Sara Vicharelli, Leasing Specialist (zoom)
Maria Hernandez, Property Manager (zoom)
Veronica Alcalá, 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)
Gisela Mendoza, Assistant Property Manager (zoom)
Denise Guzman, Property Manager (zoom)
Doug A. Poneck, Attorney
Ricardo DeAnda, Attorney

Others Present

Gustavo Rojo-Buendía, Public Citizen
Alberto Castaneda Jr., Praetorian Security & Investigations

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)

Cynthia Mares, Board Chair, stated that there were no citizens comments.

6. PRESENTATION BY RESIDENT ADVISORY BOARD

Mary Gaona, Executive Director, informed the Board of Commissioners that Ms. Rios, Resident Advisory Board President, was unable to attend the meeting today.

7. APPROVAL OF MINUTES

A. Approval of Minutes for Board of Commissioners meeting on July 19, 2023.

Jose L. Ceballos, Commissioner, moved to approve the minutes for the Board of Commissioners meeting on August 24, 2023, as presented. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

8. 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.

Mary Gaona, Executive Director, presented the Executive Directors Report. Discussion took place.

- B. Unaudited Financials for the month of June 2023.

Jose L. Ceballos, Finance Committee Chair stated that the June 2023 financials were presented to the committee and there was nothing unordinary and everything is in the positive. Discussion took place on the Capital Fund Grants.

9. ACTION ITEM

- A. Discussion and possible action to award RFQ No. 2023-0626-1 Qualified Professional Technical Consultants and authorize the Executive Director to finalize negotiations and contract(s) with selected firm(s).

Jose L. Ceballos, Finance Committee Chair stated as discussed at both our committee meeting and during executive session, I would like to make a motion that we proceed with awarding all proponents a contract and utilizing our current system of awarding work authorizations as needed. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

- B. Discussion and possible action to award RFP No. 2023-0612-1 Unarmed Security Services and authorize the Executive Director to finalize negotiations and contract with selected firm.

Jose L. Ceballos, Commissioner, moved to instruct the Executive Director to repost this solicitation and to make any adjustments to the solicitation as directed in executive session. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

- C. Discussion and possible action on approving the assignment of the Ground Lease for Hillside Crossing through Resolution No. 23-R-07 and authorizing the Board Chair and Executive Director to finalize all negotiations and documents relating to this development. This item may be discussed in Executive Session pursuant to Section 551.071 (consultation with attorneys).

Joe E. Aranda, Commissioner, moved to approve the assignment of the Ground Lease for Hillside Crossing through Resolution No. 23-R-07 and approving Resolution No. 23-R-08. Jose L. Ceballos, Commissioner, seconded the motion and added that the LHA is becoming the lessor of the property and that a guarantee is being made by the LHOC for years six through fifteen; motion carried.

D. Discussion and possible action related to possible updates to the organizational chart and the filling of any management positions requiring Board consultation. This item may be discussed in Executive Session pursuant to Section 551.071 (consultation with attorneys) and 551.074 (personnel matters).

Mary Gaona, Executive Director, requested authorization to add an HCV Inspector to the organizational chart. Joe E. Aranda, Commissioner, moved to approve as presented. Jose L. Ceballos, Commissioner, seconded the motion; motion carried.

10. 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).

Jose L. Ceballos, Commissioner, moved to take items 9A, 9B, 9C, and 9D into Executive Session pursuant to sections 551.071 (consultation with attorneys) and 551.074 (personnel matters). Silvia Madrid, Vice Chair, seconded the motion; motion carried.

Board of Commissioners entered Executive Session at 11:19 a.m.

11. ACTION ON ANY EXECUTIVE SESSION ITEM

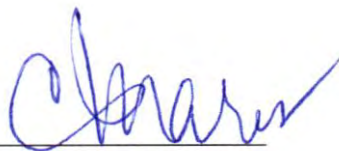
Board of Commissioners returned from Executive Session at 1:02 p.m.

No action was taken during Executive Session.

12. ADJOURNMENT

Joe E. Aranda, Commissioner, moved to adjourn the meeting. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

Meeting adjourned at 1:06 p.m.



Cynthia Mares, Board Chair



Mary Gaona, Executive Director