

Laredo Housing Authority
Regular Board of Commissioners Meeting
<https://us02web.zoom.us/j/88977473617?pwd=akJQaWh3RFRMxMlZTNzlnZINMT2RZUT09>

Call in Number: 1-346-248-7799

Webinar ID: 889 7747 3617

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

Thursday, October 26, 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

October 26, 2023

1. CALL TO ORDER

Cynthia Mares, Board Chair, called the meeting to order at 11:00 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 a 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
Gustavo Rojo-Buendía, Assistant 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, Admissions Coordinator (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)
Gisela Mendoza, Assistant Property Manager (zoom)
Denise Guzman, Property Manager (zoom)
Doug A. Poneck, Attorney
Ricardo De Anda, Attorney

Others Present

Rosy Rios, Resident Advisory Board President

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

Rosy Rios, informo que se han hecho las encuestas del plan de 5 años y se están queriendo aprobar las peticiones de las diferentes colonias

Mrs. Mares, pregunto que si no hubo ninguna otra discusión acerca de este plan que les presentaron y están al tanto de todo

Rosy ríos, comento que fue necesario hacer los fliyers a las residencias, estuvimos con los manager, en Carlos y en Lozano donde se estuvieron recibiendo, ya se estuvieron estudiando y lo más probable es que estén en sus manos

Mrs. Mares, confirmo que en general todos estaban de acuerdo, no hubo comentarios fuera de orden

Rosy Ríos, comento que algunas peticiones fueron renovadas porque no se cumplieron, pero se van a volver a retomar porque es lo que se necesita y esperamos que ustedes también lo aprueben

Mrs. Mares, concluyo que le damos las gracias a usted por encabezar este grupo que es muy importante para nosotros tener esa información porque diario se hacen decisiones y continuemos con proyectos, pero para nosotros en esta mesa directiva, o bueno yo hablo por mí misma, pero me imagino aquí mis compañeros es igual es primordial lo que piensan todos los residentes, los que participan en nuestras colonias porque es para beneficio de ellos. Y en cualquier momento que piensen que hagamos algo que no va a tener beneficio, pérdida de fondos o de dinero, lo queremos saber, porque muchas veces nos perdemos en la emoción de poder hacer progreso para nuestros residentes y nuestras colonias, pero muy agradecida por la participación y los informes

Rosy Rios, comento que a través del tiempo pasado cuando estuvo Mr. Cevallos siempre había estado presente en todas las reuniones y siempre en contacto con Mrs. Gaona y gracias a ustedes por todo lo que hacen por los residentes. Que bueno fuera que se pudiera hacer un nuevo proyecto porque hay mucha lista de espera y que bueno fuera que se pudiera hacer un proyecto más grande para el programa de vivienda. Gracias

7. APPROVAL OF MINUTES

- A.** Approval of Minutes for Board of Commissioners meeting on August 24, 2023.
- B.** Approval of Minutes for Board of Commissioners meeting on October 05, 2023.

Jose L. Ceballos, Commissioner, moved to approve the minutes for the Board of Commissioners meeting on August 24, 2023 and October 05, 2023, as presented. Gloria Ann Freeman, Resident Commissioner, seconded the motion; Joe E. Aranda, Commissioner abstained from the motion as he was not present for the October 5th meeting. Motioned 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 August 2023.

Jennifer Barrientos, Director of Finance, presented the August 2023 unaudited financials.

9. ACTION ITEM

A. Discussion and possible action to finalize and adopt the Agency Annual PHA Plan, the 2024-2028 PHA Five-Year Action Plan and Resolution No. 23-R-10, as presented by staff and in consideration of all public input, to become effective April 1, 2024.

Mary Gaona, Executive Director, presented to the Board of Commissioners for approval the 2024-2028 PHA Five-Year Action Plan effective April 1, 2024. Discussion took place. Jose L. Ceballos, Commissioner, moved to approve as presented and to adopt Resolution No. 23-R-10. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

B. Discussion and possible action to approve the 2024 Housing Choice Voucher (HCV) Program Payment Standard amounts effective January 1, 2024 using the FY 2024 Fair Market Rents and adopt Resolution No. 23-R-11.

Mary Gaona, Executive Director, presented to the Board of Commissioners for approval the 2024 Housing Choice Voucher (HCV) Program Payment Standard amounts effective January 1, 2024. Discussion took place. Jose L. Ceballos, Commissioner, moved to approve as presented. Joe E. Aranda, Commissioner, seconded the motion; motion carried.

C. Discussion and possible action to approve the purchase of three 2024 Chevrolet Colorado in the amount of \$96,439.00 from the HCV Administrative Reserves utilizing Texas BuyBoard pricing.

Mary Gaona, Executive Director, presented to the Board of Commissioners for approval on the purchase of three 2024 Chevrolet Colorado in the amount of \$96,439.00 from the HCV Administrative Reserves utilizing Texas BuyBoard pricing. Discussion took place. Joe E. Aranda, Commissioner, moved to approve as presented. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

D. Discussion and possible action to authorize the Executive Director to extend the contract with Nava Group, LLC for an additional year, as allowable by Contract No. 2020-0510-1, effective December 28, 2023 through December 27, 2024. This represents the fourth year of the contract maximum of five years.

Mary Gaona, Executive Director, presented to the Board of Commissioners for approval on the renewal contract for Nava Group, LLC for an additional year effective December 28, 2023. Discussion took place. Jose L. Ceballos,

Commissioner, moved to approve as presented. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

- E. Discussion and possible action to dispense with November and December Board of Commissioners meeting.

Cynthia Mares, Board Chair, presented to the Board of Commissioners the dispensing of the November and December Board of Commissioners meetings. Discussion took place. Gloria Ann Freeman, Resident Commissioner, moved to dispense with the November and December Board of Commissioners meetings and to call for a special meeting if needed. Joe E. Aranda, 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).

11. ACTION ON ANY EXECUTIVE SESSION ITEM

12. ADJOURNMENT

Jose L. Ceballos, Commissioner, moved to adjourn the meeting. Gloria Ann Freeman, Resident Commissioner, seconded the motion; motion carried.

Meeting adjourned at 12:01 p.m.



Cynthia Mares, Board Chair



Mary Gaona, Executive Director