

Laredo Housing Facilities Corporation  
Regular  
Board of Commissioners Meeting



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

Thursday, August 19, 2024  
11:00 a.m.

Laredo Housing Facilities Corporation  
Regular Board of Commissioners Meeting  
<https://us02web.zoom.us/j/83760818517?pwd=itACXlvGKOP5au6XoPyQNiIzj2EyhD.1>

Call in Number: 1-346-248-7799

Webinar ID: [837 6081 8517](#)

LHA Board Room  
2000 San Francisco Ave.  
Laredo, Texas 78040  
Thursday, August 22, 2024  
11:00 A.M.

### Board of Directors

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

Leo Flores, 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-24-R-3**

**Agenda**

**August 22, 2024**

**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. APPROVAL OF MINUTES**

**A.** Approval of Minutes for the Board of Directors meeting on May 29, 2024.

**B.** Approval of Minutes for the Special Board of Directors meeting on July 03, 2024.

**5. ACTION ITEM**

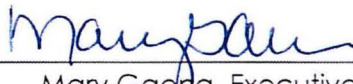
**A.** Discussion and possible action to approve the proposed rental and security deposit rate structure for the Russell Terrace and Meadow Elderly Properties and adopt Resolution No. 24-R-10 effective November 1, 2024, as recommended by staff.

**6. 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).

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

**8. ADJOURNMENT**

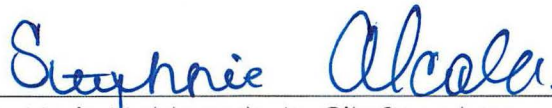


Mary Gadda, Executive Director

Laredo Housing Authority 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, 78040 at a place convenient and readily ADA/accessible to the public at all times. Said notice was posted on Monday, August 19, 2024 at 10:00 a.m.



For: Mario Maldonado Jr., City Secretary

REC'D CITY SEC OFF  
AUG 19 '24 AM 9:49

Laredo Housing Facilities Corporation  
Regular Board of Commissioners Meeting  
<https://us02web.zoom.us/j/87640931839?pwd=WFYrVm5VNjJkVjBDeWlab2dONVNEUT09>

Call in Number: 1-346-248-7799

Webinar ID: [876 4093 1839](#)

LHA Board Room  
2000 San Francisco Ave.  
Laredo, Texas 78040  
Wednesday, May 29, 2024  
11:00 A.M.

### Board of Directors

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

Leo Flores, 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-24-R-2**

**Minutes**

**May 29, 2024**

#### **1. CALL TO ORDER**

President Cynthia Mares called the meeting to order at 12:17 p.m.

President Cynthia Mares stated that she would dispense item 2.

#### **2. ROLL CALL AND DECLARATION OF QUORUM**

##### **Directors Present**

Cynthia Mares, President

Joe E. Aranda, Director  
Leo Flores, Director  
Gloria Ann Freeman, Director

##### **Director Absent**

Silvia Madrid, Vice President

#### **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)

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

**4. APPROVAL OF MINUTES**

- A. Approval of Minutes for Board of Directors Meeting on February 22, 2024.

**Joe E. Aranda, Director, moved to approve the minutes for the Board of Directors meeting as presented. Gloria Ann Freeman, Director, seconded the motion; motion carried.**

**5. ACTION ITEM**

**Gloria Ann Freeman, Director, moved to approve the following item 5A as discussed in our Laredo Housing Authority Regular Board Meeting. Leo Flores, Director, seconded the motion; motion carried.**

- A. Discussion and possible action to renew the Commercial Property Insurance for the Laredo Housing Facilities Corporation effective June 27, 2024 through June 26, 2025.

**6. 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).

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

**8. ADJOURNMENT**

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

**Meeting adjourned at 12:20 p.m.**

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**Cynthia Mares, Board Chair**

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**Mary Gaona, Executive Director**

Laredo Housing Facilities Corporation  
Special Board of Commissioners Meeting  
<https://us02web.zoom.us/j/82702872373?pwd=H6W54IYovNn6rowST8jHPBjVlvgY7.1>

Call in Number: 1-346-248-7799

Webinar ID: [827 0287 2373](#)

LHA Board Room  
2000 San Francisco Ave.  
Laredo, Texas 78040  
Wednesday, July 3, 2024  
11:00 A.M.

### Board of Directors

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

Leo Flores, 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-24-S-1**

**Minutes**

**July 3, 2024**

#### **1. CALL TO ORDER**

President Cynthia Mares called the meeting to order at 12:17 p.m.

President Cynthia Mares stated that she would dispense item 2.

#### **2. ROLL CALL AND DECLARATION OF QUORUM**

##### **Directors Present**

Cynthia Mares, President  
Silvia Madrid, Vice President  
Joe E. Aranda, Director  
Leo Flores, Director  
Gloria Ann Freeman, Director

#### **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)

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

#### **4. ACTION ITEM**

**Joe E. Aranda, Director, moved to approve the following item 4A as discussed in our Laredo Housing Authority Regular Board Meeting. Gloria Ann Freeman, Director, seconded the motion; motion carried.**

- A.** Discussion and possible action to approve the renewal of the Commercial Property Insurance for the Laredo Housing Facilities Corporation with HAI Group in the amount of \$77,393.00 effective June 27, 2024 through June 26, 2025.

#### **5. 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).

#### **6. ACTION ON ANY EXECUTIVE SESSION ITEM**

#### **7. ADJOURNMENT**

**Leo Flores, Director, moved to adjourn the meeting. Joe E. Aranda, Director, seconded the motion; motion carried.**

**Meeting adjourned at 12:18 p.m.**

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**Cynthia Mares, President**

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**Mary Gaona, Executive Director**

## LHFC DIRECTORS' COMMUNICATION

<b>DATE:</b> 08/22/2024	<b>SUBJECT:</b> Discussion and possible action to approve the proposed rental rate structure for the Russell Terrace and Meadow Elderly Properties and adopt Resolution No. 24-R-10 effective November 1, 2024, as recommended by staff.
<b>Item #:</b> 5A	

<b>INITIATED BY:</b> Mary Gaona Executive Director	<b>STAFF SOURCE:</b> Jennifer Barrientos Director of Finance
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<b>PREVIOUS BOARD ACTION:</b> None
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<b>BACKGROUND:</b>				
<b>Rent Structure for RAD- Project Based Russell Terrace:</b>				
Bedroom Size	Current Rent	Proposed Rent	Current Security Deposit	Proposed Security Deposit
1 Bedroom	\$404.00	\$662.00	\$150.00	\$662.00
2 Bedroom	\$508.00	\$819.00	\$200.00	\$819.00
3 Bedroom	\$667.00	\$1,061.00	\$250.00	\$1,061.00
4 Bedroom	\$690.00	\$1,113.00	\$300.00	\$1,113.00
<b>Rent Structure for Project Based Russell Terrace:</b>				
Bedroom Size	Current Rent	Proposed Rent	Current Security Deposit	Proposed Security Deposit
1 Bedroom	\$525.00	\$642.00	\$150.00	\$642.00
2 Bedroom	\$625.00	\$794.00	\$200.00	\$794.00
3 Bedroom	\$700.00	\$1,041.00	\$250.00	\$1,041.00
<b>Rent Structure for Meadow Elderly:</b>				
Bedroom Size	Current Rent	Proposed Rent	Current Security Deposit	Proposed Security Deposit
1 Bedroom	\$577.00	\$642.00	\$60.00	\$642.00
2 Bedroom	\$746.00	\$791.00	\$60.00	\$791.00

<b>FINANCIAL:</b>
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<b>RECOMMENDATION:</b> To approve the rental rate structure for the Russell Terrace and Meadow Elderly Properties and adopt Resolution No. 24-R-10 effective November 1, 2024, as recommended by staff.
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