

Laredo Housing Authority
Regular Board of Commissioners Meeting
<https://us02web.zoom.us/j/88981281934>

Call in Number: 1-346-248-7799

Webinar ID: [889 8128 1934](https://us02web.zoom.us/j/88981281934)

LHA Board Room

2000 San Francisco Ave.

Laredo, Texas 78040

Thursday, October 24, 2024

11:00 A.M.

REC'D CITY SEC OFF
OCT 18 '24 PM 3:36

Board of Commissioners

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

Leo Flores, Commissioner
Gloria Ann Freeman, Resident Commissioner

The Board of Commissioners will convene for a Board meeting for discussion on the following matters.

A-24-R-4

Agenda

October 24, 2024

- 1. CALL TO ORDER**
- 2. INVOCATION PRAYER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL AND DECLARATION OF QUORUM**
- 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)

- 6. PRESENTATION BY RESIDENT ADVISORY BOARD**
- 7. PUBLIC HEARING: To receive public comments and input, and close the public hearing period as it relates to the proposed Annual PHA Plan and Five-Year Action Plan for fiscal years 2025-2029.**
- 8. APPROVAL OF MINUTES**
 - A. Approval of Minutes for the Board of Commissioners meeting on August 22, 2024.**

- B. Approval of Minutes for the Special Board of Commissioners meeting on October 2, 2024.
- C. Approval of Minutes for the Special Board of Commissioners meeting on October 16, 2024.

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

- A. Executive Director's Report to include the status of grant programs and ongoing construction projects.
- B. Unaudited Financials for the month of August 2024.

10. 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 authorize the Executive Director to extend the contract with Nava Group, LLC for an additional year, as allowable by Contract No. 2020-0510-1 Housing & Supportive Programs Consultant, effective December 28, 2024, through December 27, 2025. This would represent the fifth year of the contract maximum of five years.
- B. Consideration to approve the Public Housing Flat Rents and adopt Resolution No. 24-R-11 effective January 1, 2025, as recommended by staff.
- C. Consideration to approve the 2025 Housing Choice Voucher (HCV) Program Payment Standard amounts using the FY 2025 Fair Market Rents and adopt Resolution No. 24-R-12 effective January 1, 2025, as recommended by staff.
- D. Consideration to approve the writing-off of non-collectible accounts for vacated units in Public Housing, Russell Terrace, Meadow Elderly, Aldo Tatangelo, and Los Balcones Apartments from April 1, 2024 through September 30, 2024, as recommended by staff.
- E. Consideration to authorize a travel request of staff to the HUD Annual Executive Director's meeting in San Antonio, Texas on December 5-6, 2024.
- F. Consideration to authorize a travel request of staff to the BDO PHA Finance Everything You Need to Know Conference in Orlando, Florida on December 11-12, 2024.

11. ACTION ITEMS

- A.** Discussion and possible action to finalize and adopt the Agency Annual PHA Plan, the 2025-2029 PHA Five-Year Action Plan, and Resolution No. 24-R-13, as presented by staff and in consideration of all public input, to become effective April 1, 2025.
- B.** Discussion and possible action to approve the transfer of ownership of a portable 180 square foot tiny home built by staff during the 2021 Mico Housing Model Build Out that is owned by the Laredo Development Corporation to the City of Laredo.
- C.** Discussion and possible action to award RFP No. 2024-0805-1 Roof Replacement at Carlos Richter and authorize the Executive Director to execute contract with the selected firm.
- D.** Discussion and possible action to award RFP No. 2024-0729-1 Retail Electric Service Provider and authorize the Executive Director to execute contract with the selected firm.
- E.** Discussion and possible action to approve the proposed rental rate structure for the Casa Verde Apartments and adopt Resolution No. 24-R-14 effective January 1, 2025, as recommended by staff.

12. EXECUTIVE SESSION

- A.** Discussion Regarding Employment Contract for New Executive Director. (Tex. Govt' Code Sections 551.071 and 551.074)
- B.** Discussion relating to the new Executive Director as Chief Executive Officer and Manager for the Laredo Housing Opportunities Corporation, and to approve Resolution No. 24-R-15. (Tex. Govt' Code Sections 551.071 and 551.074)
- C.** Discussion regarding of consultant agreement for Mary Gaona. (Tex. Govt' Code Sections 551.071 and 551.074)

13. OPEN SESSION

- A.** Discussion to Name and Approval of Employment Contract of the New Executive Director of the Laredo Housing Authority.
- B.** Discussion and possible action to appoint the new Executive Director as Chief Executive Officer and Manager for the Laredo Housing Opportunities Corporation, and to approve Resolution No. 24-R-15.
- C.** Discussion to Approve Consultant Agreement for Mary Gaona.

- D. Discussion and possible action to approve the changing of the authorized signer on bank signature cards at Falcon International Bank, PNC Bank and to the access of all HUD online systems to the newly appointed Executive Director.
- E. Discussion and possible action to approve the changing of the authorized user on the agency credit card to the newly appointed Executive Director.

14. ADJOURNMENT




Mary Gaona, 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, at a place convenient and readily ADA/accessible to the public at all times. Said notice was posted on Friday, October 18, 2024 at 4:00 p.m.



for: Mario Maldonado Jr., City Secretary