

Housing Authority of the City of Laredo
Regular Board of Commissioners Meeting
<https://us06web.zoom.us/j/87130646984?pwd=tcKONOIId4TbCMokbgnsvoD6qKVQcpo.1>

Call in Number: 1-346-248-7799

Meeting ID: 871 3064 6984

Passcode: 761294

LHA Board Room

2000 San Francisco Avenue

Laredo, Texas 78040

Monday, May 18, 2026

10:00 A.M.

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MAY 12 '26 AM 8:54

Board of Commissioners

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

Yolanda Santos, Commissioner
Myrna P. Flores, Resident Commissioner

The Board of Commissioners will convene for a Board meeting to discuss the following matters.

A-26-R-2 Agenda May 18, 2026

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION PRAYER**
- 4. ROLL CALL AND DECLARATION OF QUORUM**
- 5. WELCOME AND INTRODUCTION OF THE NEW BOARD OF COMMISSIONER**
- 6. ELECTION AND APPOINTMENT OF COMMITTEE MEMBERS**
- 7. 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)

- 8. PRESENTATIONS BY RESIDENT ADVISORY BOARD**
- 9. PRESENTATION BY GARZA/GONZALEZ & ASSOCIATES (No action to be taken)**
- 10. APPROVAL OF MINUTES**
 - A. Approval of Minutes for the Board of Commissioners meeting on February 23, 2026.**
- 11. STANDING REPORTS AND PRESENTATIONS (No Action to be taken on these items)**
 - A. Recognizing Mr. Leo Flores, in appreciation of his years of service to the Laredo Housing Authority.**

- B.** Executive Director’s Report to include the status of grant programs and ongoing construction projects.

Programs	Construction Projects	Grants
Public Housing Program	Carlos Richter BiblioTech	City of Laredo HOME-ARP Grant (Permanent Supportive Housing)
Casa Verde & Riverbank Apartments	Colonia Guadalupe Community Center (Building B)	Rapid Rehousing Grant
Housing Choice Voucher Program	508 Gonzalez Project	Innovation Funds
Emergency Housing Vouchers Program		Family Trust Initiative
Stability Vouchers Program		

12. 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 approve the authorization of a travel request of staff and Board of Commissioners for the Texas Housing Association Section Eight Management Assessment Program (SEMAP) Training in Austin, Texas on July 9-10, 2026.
- B.** Consideration to approve the authorization of a travel request for staff and Board of Commissioners for the Nan McKay Resident Opportunity and Self-Sufficiency (ROSS) Training in Houston, TX on August 18-19, 2026.
- C.** Consideration to approve the authorization of a travel request for staff and Board of Commissioners for the American Association of Service Coordinators (AASC) 2026 National Service Coordinator (ROSS) Conference in Austin, Texas on August 23–26, 2026.
- D.** Consideration to approve the authorization of a travel request for staff and Board of Commissioners for the Nan McKay HCV and Public Housing Rent Calculation Training in Houston, Texas on July 7–9, 2026.
- E.** Consideration to approve the authorization of a travel request for staff and Board of Commissioners for the 2026 Housing Alliance of Texas (HAT) Annual Conference in South Padre Island, Texas, on June 10-12, 2026.
- F.** Consideration to approve the writing-off of non-collectable amounts for vacated units in Public Housing, Russell Terrace, Meadow Elderly, Aldo Tatangelo and Los Balcones Apartments from October 1, 2025 to March 31, 2026, as recommended by staff.
- G.** Consideration to authorize the Executive Director to extend the contract with Master Vending of Laredo for an additional year, as allowable by Contract No. 2024-0501-1 Vending Machine Services, effective May 1, 2026, through April 30, 2027. This represents the third year of the contract maximum of five years.

13. ACTION ITEMS

- A. Discussion and possible action to ratify Resolution No. 25-R-11 approving the 2026 Housing Choice Voucher (HCV) Program payment standards for five-bedroom units in Laredo, Texas, effective January 1, 2026, in accordance with Fair Market Rents.
- B. Discussion and possible action to approve the certification of the Section Eight Management Assessment Program (SEMAP) for Fiscal Year ending March 31, 2026, as recommended by staff, and authorize the Executive Director to submit the SEMAP Submission Certification to the U.S. Department of Housing & Urban Development (HUD) and adopt Resolution No. 26-R-6.
- C. Discussion and possible action to ratify the authorization of the Executive Director to extend the contract with Airstream Professional Misting Systems for an additional year, as allowable by Contract No. 2023-0412-1 Landscaping & Ground Maintenance, effective April 12, 2026, through April 11, 2027. This represents the fourth year of the contract maximum of five years.
- D. Discussion and possible action to authorize the Executive Director to extend the contract with Architect's Plus for an additional year, as allowable by Contract No. 2022-0516-2 Architectural & Engineering Services, effective May 16, 2026, through May 15, 2027. This represents the fifth year of the contract maximum of five years.
- E. Discussion and possible action to authorize the Executive Director to extend the contract with Redline Architecture for an additional year, as allowable by Contract No. 2022-0516-4 Architectural & Engineering Services, effective May 16, 2026, through May 15, 2027. This represents the fifth year of the contract maximum of five years.
- F. Discussion and possible action to authorize the Executive Director to extend the contract with Able City for an additional year, as allowable by Contract No. 2022-0516-3 Architectural & Engineering Services, effective May 16, 2026, through May 15, 2027. This represents the fifth year of the contract maximum of five years.
- G. Discussion and possible action to renew the Employee Health Insurance with Blue Cross Blue Shield, effective June 1, 2026, through May 31, 2027.
- H. Discussion and possible action to renew the Commercial Property Insurance with the HAI Group for the Laredo Housing Facilities Corporation effective June 27, 2026 through June 26, 2027.
- I. Discussion and possible action to accept into public record the Housing Authority of the City of Laredo Audited Financial Statements for Fiscal Year Ending March 31, 2025.
- J. Discussion and possible action to approve the Capital Fund Amendment to the Consolidated Annual Contribution Contract (ACC) for Calendar Year 2026.
- K. Discussion and possible action to award RFP No. LHA 2026-0326-1 Bathroom Renovations at AMP 5 – Meadow Acres & South Laredo and authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff.
- L. Discussion and possible action to renew the contract for off-duty police officers.

14. EXECUTIVE SESSION

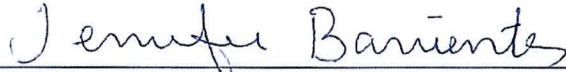
Executive Session-Pursuant to Chapter 551, Subchapter D Texas Government Code at any time during the meeting of the Board of Commissioners for the Housing Authority of the City of Laredo, the Board may meet in executive session for consultation concerning attorney-client matters (real estate, litigation, contract, personnel, and security) pursuant to Chapter 551 of the Texas Government Code.

- A. Deliberation regarding contract for RFP No. LHA 2026-0313-1 General Legal Counsel Services, pursuant to the Texas Government Code, Section 551.072.
- B. Deliberation regarding contract for RFP No. LHA 2026-0313-2 Specialized Legal Services, pursuant to the Texas Government Code, Section 551.072.
- C. Consultation with legal counsel with respect in regards to the policies and procedures for the Texas Homeless Network (THN) Innovation Funds Grant, pursuant to the Texas Government Code, Section 551.071.
- D. Consultation with legal counsel with respect in regards to the policies and procedures for the Texas Department of Housing and Community Affairs (TDHCA) Reentry Grant, pursuant to the Texas Government Code, Section 551.071.
- E. Consultation with legal counsel with respect in regards to the housing project located at 508 Gonzalez Street, Laredo, Texas, 78040, and matters related thereto pursuant to Texas Government Code, Section 551.071.
- F. Consultation with legal counsel with respect in regards to the Permanent Supportive Housing project (City of Laredo HOME-ARP Grant), and matters related thereto pursuant to Texas Government Code, Section 551.071.

15. OPEN SESSION

- A. Discussion, consideration, and possible action regarding the award of RFP No. LHA 2026-0313-1 General Legal Counsel Services and authorize the Executive Director to finalize negotiations and contract with the selected firm(s), as recommended by staff.
- B. Discussion, consideration, and possible action regarding the award of RFP No. LHA 2026-0313-2 Specialized Legal Services and authorize the Executive Director to finalize negotiations and contract with the selected firm(s), as recommended by staff.
- C. Discussion, consideration, and possible action regarding the policies and procedures for the Texas Homeless Network (THN) Innovation Funds Grant.
- D. Discussion, consideration, and possible action regarding the policies and procedures for the Texas Department of Housing and Community Affairs (TDHCA) Reentry Grant.
- E. Discussion, consideration, and possible action regarding the housing project located at 508 Gonzalez Street, Laredo, Texas, 78040, and authorizing the Executive Director to proceed with procurement of this project.
- F. Discussion, consideration, and possible action regarding the Permanent Supportive Housing project (City of Laredo HOME-ARP Grant) and authorizing the Executive Director proceed with procurement of this project.

16. ADJOURNMENT

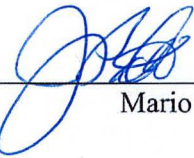


Jennifer Barrientos, Executive Director

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, 78040 at a place convenient and readily ADA/accessible to the public at all times. Said notice was posted on Tuesday, May 12, 2026 at 5:00 p.m.



Mario Maldonado Jr., City Secretary

for: