

Call in Number: 1-346-248-7799

Meeting ID: 875 6526 0987

LHA Board Room

2000 San Francisco Avenue

Laredo, Texas 78040

Monday, February 23, 2026

10:00 A.M.

Board of Commissioners

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

Leo Flores, Commissioner
Myrna P. Flores, Resident Commissioner

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

A-26-R-1

Minutes

February 23, 2026

1. CALL TO ORDER

Ms. Cynthia Mares, Board Chair, called the meeting to order at 10:03 a.m.

2. PLEDGE OF ALLEGIANCE

Mr. Joe E. Aranda, Commissioner, led the Pledge of Allegiance.

3. INVOCATION PRAYER

Mrs. Silvia Madrid, Vice Chair, led the Invocation Prayer.

4. ROLL CALL AND DECLARATION OF QUORUM

Ms. Jennifer Barrientos, Executive Director, proceeded with the roll call, and Ms. Cynthia Mares, Board Chair, declared a quorum. Mrs. Silvia Madrid, Vice Chair, moved to excuse Mrs. Myrna P. Flores' absence. Mr. Joe E. Aranda, Commissioner, seconded the motion; motion carried.

Commissioners Present

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

Staff Present

Jennifer Barrientos, Executive Director
Gustavo Rojo-Buendia, Assistant Executive Director
Bulmaro Cruz, Director of Community Development
Valeria De Leon, Procurement Officer
Melissa Ortiz, Director for HCV Programs
Raquel Aguilar, Director for Public Housing
Orlando Guerrero, Director of Finance

Robert Pena, Director of IT
Ana I. Martinez, Administrative Assistant

Residents Present
Kristie Jo Martinez
Juanita Merla

Contractors Present
Arcadio Garza-V.L. Garza Roofing
Cesar De La Vega-De La Vega Investments

5. ELECTION OF OFFICERS

Mr. Leo Flores, Commissioner, moved to nominate Ms. Cynthia Mares to continue as Chair of the Board for the Housing Authority of the City of Laredo. Mrs. Silvia Madrid, Vice Chair, seconded the motion; motion carried.

Mr. Joe E. Aranda, Commissioner, moved to keep Mrs. Silvia Madrid as Vice Chair of the Board for the Housing Authority of the City of Laredo. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

6. 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)

No Citizens comment.

7. PRESENTATIONS BY RESIDENT ADVISORY BOARD

Ms. Kristy Jo Martinez, Resident Advisory Board President, provided with important updates on our Senior Home elevators and security lighting updates for other properties. She thanked the Board of Commissioners, as well as Ms. Barrientos-Executive Director, Mr. Rojo-Buendia-Assistant Executive Director and Mrs. Nancy Sanchez for the continued support.

8. APPROVAL OF MINUTES

A. Approval of Minutes for the Board of Commissioners meeting on October 16, 2025.

Mr. Joe E. Aranda, Commissioner, moved to approve the Minutes for the Board of Commissioners meeting on October 16, 2025. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

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

Executive Director's Report to include the status of grant programs and ongoing construction projects.

A. 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	Block 34 and 35 Laredo Airport Subdivision	Family Trust Initiative
Stability Vouchers Program		

Ms. Jennifer Barrientos, Executive Director, presented Executive Director’s Report. Discussion took place.

B. Unaudited Financials for the month of December 2025

Mr. Orlando Guerrero, Director of Finance, presented the Unaudited Financials for the month of December 2025. Discussion took place.

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 approve the adoption of Resolution No. 26-R-01 and approval of the Utility Allowance Schedules for the Housing Choice Voucher (HCV) Program and Project Based Voucher (PBV) Program effective April 1, 2026, as recommended by staff.
- B.** Consideration to approve the adoption of Resolution No. 26-R-02 and approval of the Utility Allowance Schedules for the Public Housing Program effective April 1, 2026, as recommended by staff.

Mr. Leo Flores, Commissioner, moved to approve Consent Agenda Items 10A & 10B. Mr. Joe E. Aranda, Commissioner, seconded the motion; motion carried.

11. ACTION ITEMS

- A.** Discussion and possible action award RFP No. LHA 2025-1006-1 Roof Replacement at Aldo Tatangelo and authorize the Executive Director to finalize negotiations and execute a contract with the selected firm, as recommended by staff.

Mr. Leo Flores, Commissioner, moved to approve the awarding of RFP No. LHA 2025-1006-1 Roof Replacement at Aldo Tatangelo to South Texas BuildCon, LLC. Mr. Joe E. Aranda, Commissioner, seconded the motion; motion carried.

- B. Discussion and possible action to award RFP No. LHA 2026-0109-1 Gypsum Board Replacement at AMP 5 and authorize the Executive Director to finalize negotiations and execute a contract with the selected firm, as recommended by staff.

Mr. Joe E. Aranda, Commissioner, moved to approve the awarding of RFP No. LHA 2026-0109-1 Gypsum Board Replacement at AMP 5 to De La Vega Investments. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

- C. Discussion and possible action award RFP No. LHA 2026-0126-1 Bathroom Renovations at Colonia Guadalupe and authorize the Executive Director to finalize negotiations and execute a contract with the selected firm, as recommended by staff.

Mr. Joe E. Aranda, Commissioner, moved to approve the awarding of RFP No. LHA 2026-0126-1 Bathroom Renovations at Colonia Guadalupe to De La Vega Investments. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

- D. Discussion and possible action to adopt Resolution No. 26-R-03 and approve the revision to the On-Call Policy of the Personnel Policy for the Housing Authority of the City of Laredo, effective February 23, 2026.

Mr. Joe E. Aranda, Commissioner, moved to approve Resolution No. 26-R-03 and approve the revision to the On-Call Policy of the Personnel Policy for the Housing Authority of the City of Laredo, effective February 23, 2026. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

- E. Discussion and possible action to adopt Resolution No. 26-R-04 approving an amendment to the Fiscal Year 2025-2026 Operating Budget for the Housing Authority of the City of Laredo.

Mr. Joe E. Aranda, Commissioner, moved to approve Resolution No. 26-R-04 approving an amendment to the Fiscal Year 2025-2026 Operating Budget for the Housing Authority of the City of Laredo. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

- F. Discussion and possible action to adopt Resolution No. 26-R-05 approving the Operating Budget and updated Organizational Chart for Fiscal Year ending March 31, 2027, for the Housing Authority of the City of Laredo.

Mr. Joe E. Aranda, Commissioner, moved to approve Resolution No. 26-R-05 approving Operating Budget and updated Organizational Chart for the Fiscal Year ending March 31, 2027, for the Housing Authority of the City of Laredo. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

12. 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. Consultation with legal counsel with respect in regards to the Security Patrol Service, pursuant to the Texas Government Code, Section 551.071/551.076 (deliberations with legal counsel and deliberations regarding security devices or security audits).

- B.** Consultation with attorney regarding the City of Laredo HOME-ARP Grant (Permanent Supportive Housing) Construction Contract, pursuant to the Texas Government Code, Section 551.071 (consultation with legal counsel).

Mr. Leo Flores, Commissioner, moved to go into Executive Session. Mr. Joe E. Aranda, Commissioner, seconded the motion; motion carried.

Board of Commissioners went into Executive Session at 11:40 a.m.

Board of Commissioners returned from Executive Session at 12:30 p.m. where no action was taken.

13. OPEN SESSION

- A.** Discussion, consideration, and possible action regarding Security Patrol Services and solicitation of feedback from the Board of Commissioners.

Mr. Joe E. Aranda, Commissioner, moved to authorize the Executive Director to continue with the Security Patrol services negotiation as discussed in Executive Session. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

- B.** Discussion, consideration, and possible action regarding the City of Laredo HOME-ARP Grant (Permanent Supportive Housing) and solicitation of feedback from the Board of Commissioners.

Mr. Joe E. Aranda, Commissioner, moved to authorize the Executive Director to continue with the discussion with the City of Laredo HOME Grant for Permanent Supportive Housing as discussed in Executive Session. Mr. Leo Flores, Commissioner, seconded the motion; motion carried.

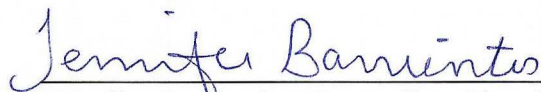
14. ADJOURNMENT

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

Meeting adjourned at 12:53 p.m.



Cynthia Mares, Board Chair



Jennifer Barrientos, Executive Director