

Housing Authority of the City of Laredo
Regular Board of Commissioners Meeting
<https://us06web.zoom.us/j/86426908013?pwd=TVKzcAJ0tOd4lai8Nb6ndtLaRrO5gD.1>

Call in Number: 1-346-248-7799

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LHA Board Room

2000 San Francisco Avenue

Laredo, Texas 78040

Wednesday, July 22, 2026

9:30 A.M.

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-3

Agenda

July 22, 2026

1. CALL TO ORDER

Ms. Cynthia Mares, Board Chair, called the meeting to order at 9:34 A.M.

2. PLEDGE OF ALLEGIANCE

Ms. Yolanda Santos, Commissioner, led the Pledge of Allegiance

3. INVOCATION PRAYER

Ms. Silvia Madrid, Vice-Chair, led the Invocation Prayer.

4. ROLL CALL AND DECLARATION OF QUORUM

Ms. Jennifer Barrientos, Executive Director, proceeded with roll call, and Ms. Cynthia Mares, Board Chair, declared a quorum.

Commissioners Present

Cynthia Mares, Board Chair
Silvia Madrid, Vice-Chair
Joe E. Aranda, Commissioner
Yolanda Santos, Commissioner
Myrna P. Flores, Resident-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
Orlando Guerrero, Director of Finance
Robert Pena, Director of IT
Alejandro Jimenez, IT
Ana I. Martinez, Administrative Assistant

Residents Present

Kristie Jo Martinez

Others Present

Sergio Lozano

Peter Morales

Antonio Murillo

5. ELECTION AND APPOINTMENT OF COMMITTEE MEMBERS

Ms. Cynthia Mares, mentioned that due to the changes in the Board of Commissioners, Committee Members needed to be reappointed. For the Finance Committee, Mr. Joe E. Aranda, accepted to stay as Committee Chair; Mrs. Silvia Madrid and Ms. Yolanda Santos, were appointed as Committee Member. For the Building Committee, Mr. Joe E. Aranda accepted to stay as Committee Chair; Ms. Myrna Flores, was appointed as Committee Member. For the Program & Policy Committee, Ms. Yolanda Santos, was appointed Committee Chair; Mrs. Silvia Madrid and Ms. Myrna Flores were appointed as Committee Member.

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)

Ms. Gloria Ann Freeman, Resident, discussed her concerns regarding the Agency's policies and procedures, including the designation of smoking areas on the property. She expressed concern about residents smoking in and around the units and inquired about how designated smoking areas are established and enforced.

Ms. Freeman also discussed the process for requesting and handling reasonable accommodations. She stated that she had obtained additional documentation from her physician in connection with her recertification and reasonable accommodation request.

7. PRESENTATIONS BY RESIDENT ADVISORY BOARD

Ms. Kristy Jo Martinez, President of the Resident Advisory Board, reported that daily security patrols are being conducted and that residents have indicated that their security concerns have been addressed. She thanked the Board and staff for implementing the security measures.

Ms. Martinez also reported that the elevators at Senior Home are now operating properly and that residents have confirmed the issue has been resolved.

Ms. Martinez expressed concerns regarding sidewalk conditions and the need for accessible handicap ramps throughout the properties. She stated that residents are requesting repairs to damaged concrete in the colonias, as well as the installation of curbs and accessibility ramps and improvements to street conditions. She emphasized that these improvements would assist individuals with disabilities and improve pedestrian accessibility throughout the properties.

Ms. Martinez also asked the Board to consider projects in which the Resident Advisory Board could participate. She explained that she would like to receive feedback regarding potential projects so that she can work with residents in the colonias and

bring their concerns and recommendations to the appropriate parties. She stated that her goal is to work collaboratively with LHA, communicate residents' concerns to the City Council when appropriate, and promote a team-oriented approach to addressing community needs.

Ms. Cynthia Mares, Board Chair, commended Ms. Martinez for her reports and progress updates. She stated that these reports are important in helping ensure that resident concerns are communicated to LHA staff and that appropriate follow-up occurs. Ms. Mares stated that the presentations provide the Board and management with a clear outline of the concerns raised by residents and that management can then evaluate the concerns and take appropriate action.

Ms. Martinez emphasized the importance of communicating concerns to landlords and property management so they are aware of issues affecting residents. She stated that she would like to help create positive changes throughout all LHA communities and address issues that may not otherwise come to the Board's attention. She explained that, through the Resident Council and Resident Advisory Board, she brings forward concerns raised by residents, communicates those concerns to the Board, and reports back to residents regarding actions being taken.

Ms. Mares stated that Board members have access to the meeting agendas and are able to identify items requiring attention. She explained that the Board works collectively to help improve residents' quality of life and ensure that residents have access to necessary amenities and services to the extent possible. Ms. Mares advised Ms. Martinez that Ms. Jennifer Barrientos, Executive Director, would be an appropriate point of contact for matters requiring management follow-up and that the Executive Director would also keep the Board informed as appropriate. She further stated that the Board appreciates hearing directly from Ms. Martinez during Board meetings. Ms. Mares also identified Ms. Myrna Flores, Resident Commissioner, as an additional point of contact who can assist in bringing resident concerns before the Board.

Mrs. Silvia Madrid, Vice-Chair, thanked Ms. Martinez for her continued efforts in representing residents and bringing their concerns and recommendations before the Board.

Mr. Joe E. Aranda, Commissioner, asked Ms. Martinez whether she has a designated contact at the Senior Home property with whom she communicates regarding resident concerns.

Ms. Martinez stated that she communicates with Mr. Rojo-Buendia and Mrs. Sanchez regarding concerns at the property. She also explained that she participates in meetings with other community organizations, including Methodist, and is working to coordinate these efforts and maintain communication among the various organizations serving residents.

Mr. Aranda clarified that his question was intended to ensure that the Board is kept informed of any concerns affecting senior residents, including issues such as elevator operations, so that the Board is aware of and can appropriately address those concerns.

Mr. Gustavo Rojo-Buendia, Assistant Executive Director, explained the distinction between the Resident Councils established at the individual properties and the Resident Advisory Board, for which Ms. Martinez serves as President. Mr. Rojo-Buendia explained that each Resident Council and the Resident Advisory Board holds one meeting each month. He stated that he would send invitations to Board members to

attend these meetings, when possible, to provide additional opportunities for communication and collaboration with residents.

Ms. Mares reiterated that Ms. Myrna Flores, Resident Commissioner, is also available as a point of contact for Ms. Martinez regarding resident concerns and property needs.

Ms. Myrna Flores, Resident Commissioner, stated that she is unable to attend the Resident Council or Resident Advisory Board meetings because of her work schedule, as she works until 2:00 p.m. Ms. Flores requested Ms. Martinez's telephone number so that she could contact her directly to discuss the needs and concerns of the properties.

8. APPROVAL OF MINUTES

A. Approval of Minutes for the Board of Commissioners meeting on May 18, 2026.

Mr. Joe E. Aranda, Commissioner, moved to approve the Minutes for the Board of Commissioners meeting held on May 18, 2026. Mrs. Sylvia Madrid, Vice-Chair, seconded the motion; motion carried.

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.

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

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

B. Presentation related to the Unaudited Financials for the month of May 2026

Mr. Orlando Guerrero, Director of Finance, presented the Unaudited Financials for the month of May 2026. 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 authorization of a travel request of staff and Board of Commissioners for the Texas Housing Association (THA) Capital Fund Program Management training in Austin, Texas on July 28-29, 2026.
- B. Consideration to approve the authorization of a travel request of staff and Board of Commissioners for the NELROD HOTMA Rent Calculations Summer Workshop in San Antonio, Texas on August 4-6, 2026.
- C. Consideration to approve the authorization of a travel request of staff and Board of Commissioners for the Texas NAHRO HCV Specialist Certification (Full HOTMA) Training in San Antonio, Texas on August 24-28, 2026.
- D. Consideration to approve the authorization of a travel request of staff and Board of Commissioners for the Texas NAHRO NSPIRE For HCV Training in Bryan, Texas on August 25-27, 2026.
- E. Consideration to approve the authorization of a travel request of staff and Board of Commissioners for the Texas Homeless Network (THN) 2026 Texas Conference of Ending Homelessness in Houston, Texas on September 23-25, 2026.
- F. Consideration to authorize the Executive Director to extend the contract with KCI Technologies for an additional year, as allowable by Contract No. 2023-0906-1 Civil Engineering, effective September 6, 2026 through September 5, 2027. This represents the fourth year of the contract maximum of five years.
- G. Consideration to authorize the Executive Director to extend the contract with KCI Technologies for an additional year, as allowable by Contract No. 2023-0906-2 Land Surveying, effective September 6, 2026 through September 5, 2027. This represents the fourth year of the contract maximum of five years.
- H. Consideration to authorize the Executive Director to extend the contract with KCI Technologies for an additional year, as allowable by Contract No. 2023-0906-4 MEP Engineering, effective September 6, 2026 through September 5, 2027. This represents the fourth year of the contract maximum of five years.
- I. Consideration to authorize the Executive Director to extend the contract with Trinity MEP Engineering for an additional year, as allowable by Contract No. 2023-0906-6 MEP Engineering, effective September 6, 2026 through September 5, 2027. This represents the fourth year of the contract maximum of five years.
- J. Consideration to authorize the Executive Director to extend the contract with O'Connor Engineering & Science for an additional year, as allowable by Contract No. 2023-0906-8 Environmental, Geotechnical, and Materials Testing, effective September 6, 2026 through September 5, 2027. This represents the fourth year of the contract maximum of five years.
- K. Consideration to authorize the Executive Director to award RFP No. LHA 2026-0526-2 Water Line Replacement at AMP 6 - Asherton, TX and authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff.
- L. Consideration to authorize the Executive Director to establish a general depository account with Falcon International Bank for the Laredo Housing Opportunities

Mr. Joe E. Aranda, Commissioner, moved to approve Consent Agenda Items 11A through 11L. Ms. Yolanda Santos, Commissioner, seconded the motion; motion carried.

11. ACTION ITEMS

- A.** Discussion and possible action to authorize the Executive Director to extend the contract with Antonio Murillo for an additional year, as allowable by Contract No. 2023-0731-1 HQS Housing Inspection Services, effective July 31, 2026 through July 30, 2027. This represents the fourth year of the contract maximum of five years.

A presentation was delivered by Mr. Antonio Murillo, Inspector with HQS Housing Inspection Services, regarding the duties he performs and the procedures followed during HQS Housing Inspections.

Mr. Joe E. Aranda, Commissioner moved to approve to authorize the Executive Director to extend the contract with Antonio Murillo for an additional year, as allowable by Contract No. 2023-0731-1 HQS Housing Inspection Services, effective July 31, 2026 through July 30, 2027. Ms. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

- B.** Discussion and possible action to authorize the Executive Director to award RFP No. LHA-2026-0526-1 Storage Room Repairs at Colonia Guadalupe and authorize the Executive Director to finalize negotiations and contract with the selected firm as recommended by staff.

Presentation by Valeria De Leon, Procurement Officer. Discussion took place. Mrs. Silvia Madrid, Vice-Chair, moved to approve to authorize the Executive Director to award RFP No. LHA 2026-0526-1 Storage Room Repairs at Colonia Guadalupe and to finalize negotiations with Bronze Builders, as recommended by staff. Ms. Myrna Flores, Resident Commissioner, seconded the motion; motion carried.

- C.** Discussion and possible action to award RFP No. LHA 2026-0701-2 Towing Services and authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff.

Presentation by Valeria De Leon, Procurement Officer. Discussion took place. Mr. Joe E. Aranda, Commissioner, moved to approve to award RFP No. LHA 2026-0701-2 Towing Services and authorize the Executive Director to finalize negotiations and contract with Brothers Towing as recommended by staff. Ms. Yolanda Santos, Commissioner, seconded the motion; motion carried.

- D.** Discussion and possible action related to the Elevators at the Senior Home Property located at 700 Juarez Avenue, Laredo, TX 78040.

Ms. Jennifer Barrientos, Executive Director, gave an update on elevators situation at the Senior Home property located at 700 Juarez Avenue, Laredo, TX 78040. Discussion took place. No action was taken.

- E.** Discussion and possible action related to HVAC System(s) at the Senior Home Property located at 700 Juarez Avenue, Laredo, TX 78040.

Ms. Jennifer Barrientos, Executive Director, gave an update on HVAC System(s) at the Senior Home Property located at 700 Juarez Ave, Laredo, TX 78040. Discussion took place. Mr. Joe E. Aranda, Commissioner, motioned to have staff move forward as discussed and find a way to fund the additional

42 A/C units pending once other priorities are taken care of. Ms. Yolanda Santos, Commissioner, seconded the motion; motion carried.

- F.** Discussion and possible action related to the housing project located at 508 Gonzalez Street, Laredo, Texas, 78040,

Ms. Jennifer Barrientos, Executive Director, gave a status update on the 508 Gonzalez Street, Laredo, Texas 78040. Discussion took place. No action was taken.

- G.** Discussion and possible action related to the Permanent Supportive Housing project (City of Laredo HOME-ARP Grant).

Ms. Jennifer Barrientos, Executive Director, gave an update on the Permanent Supportive Housing project (City of Laredo HOME-ARP Grant). Discussion took place. No action was taken.

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 regarding the statutory authority of the Housing Authority of the City of Laredo Board of Commissioners concerning hiring, termination, promotion, demotion and transfer of LHA Personnel, and any related matters, pursuant to Texas Government Code, Section 551.071 and 551.074.
- B.** Consultation with legal counsel regarding the report from the Executive Director regarding the filling of all vacant positions since October 2025, including personnel matters related to the appointment, employment, and assignment of employees, pursuant to Texas Government Code, Section 551.071 and 551.074.
- C.** Consultation with legal counsel regarding the performance evaluation process for the Executive Director in accordance with the Employment Agreement executed in December 2024, including the development of an evaluation instrument by legal counsel and the establishment of an evaluation timeline consistent with the Executive Director's employment anniversary date, pursuant to Texas Government Code, Section 551.071 and 551.074.

Mr. Joe E. Aranda, Commissioner, moved to go into Executive Session. Mrs. Silvia Madrid, Vice-Chair, and Ms. Yolanda Santos, Commissioner, seconded the motion; motion carried.

Board of Commissioners went into Executive Session at 11:25 a.m.

Board of Commissioners returned from Executive Session at 1:06 p.m. where no action was taken.

Ms. Cynthia Mares, Board Chair, proceeded to recognize that Ms. Yolanda Santos, Commissioner, was no longer present for the remainder of the Commissioner meeting.

13. OPEN SESSION

- A.** Discussion, consideration, and possible action regarding the statutory authority of the Housing Authority of the City of Laredo Board of Commissioners concerning hiring, termination, promotion, demotion and transfer of LHA Personnel, and any related matters.

Mr. Joe E. Aranda, Commissioner, moved to direct the Executive Director to work with legal counsel to prepare, revise agency by-laws, policies and the guidelines as needed and review those by the Board at a future meeting to obtain some clarification on exactly what is the authority of the Board as we move forward, and not only the present Board but future Boards to follow. Mrs. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

- B.** Discussion, consideration, and possible action regarding the report from the Executive Director regarding the filling of all vacant positions since October 2025, including personnel matters related to the appointment, employment, and assignment of employees.

No action was taken.

- C.** Discussion, consideration, and possible action regarding the performance evaluation process for the Executive Director in accordance with the Employment Agreement executed in December 2024, including the development of an evaluation instrument by legal counsel and the establishment of an evaluation timeline consistent with the Executive Director's employment anniversary date.

Mr. Joe E. Aranda, Commissioner, moved to extend the existing evaluation deadline for the Executive Director until the end of 2026 and work directly with legal counsel to prepare an evaluation instrument for her anniversary date. Mrs. Silvia Madrid, Vice-Chair seconded the motion; motion carried.

14. ADJOURNMENT

Ms. Myrna Flores, Resident Commissioner, moved to adjourn the meeting. Mrs. Silvia Madrid, Vice Chair, seconded the motion; motion carried.

Meeting adjourned at 1:10 P.M.



Cynthia Mares, Board Chair



Jennifer Barrientos, Executive Director