

Housing Authority of the City of Laredo
Regular Board of Commissioners Meeting
<https://us06web.zoom.us/j/88182660505?pwd=KlI0BkhltBrLk9stEzEAWK6XL8bvd.1>

Call in Number: 1-346-248-7799

Meeting ID: 881 8266 0505

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LHA Board Room

2000 San Francisco Avenue

Laredo, Texas 78040

Thursday, August 27, 2026

10:00 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-4

Minutes

August 27, 2026

1. CALL TO ORDER

Ms. Cynthia Mares, President, called the meeting to order at 10:00 a.m.

2. PLEDGE OF ALLEGIANCE

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

3. INVOCATION PRAYER

Mrs. Yolanda Santos, Commissioner, 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. Mr. Joe E. Aranda, Commissioner, made a motion to excuse Ms. Myrna Flores from the meeting. Mrs. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

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)

Mr. Raj Shani, a former HCV landlord, addressed the Board of Commissioners regarding his prior participation in the Housing Choice Voucher (HCV) Program. Mr. Shani stated that he enrolled in the program as an HCV landlord in approximately 2010 and expressed his belief that he was removed from the program unjustly.

Mr. Shani stated that he was accused of improperly representing a three-bedroom unit as a two-bedroom unit and maintained that he did not authorize or approve any such action. He further stated that someone else may have signed or consented to documentation for which he was held responsible. Mr. Shani stated that he and his wife have operated other businesses and that he would not knowingly engage in illegal activity.

Mr. Shani expressed his belief that he had been unfairly excluded from the program and stated that he had requested on multiple occasions an opportunity to be heard regarding the matter. He stated that he felt he had not been given an adequate opportunity to present his position and requested an opportunity to meet individually with the Board of Commissioners to discuss his concerns.

Mr. Shani stated that he felt he had been treated as though he had defrauded the Housing Authority, while maintaining that he did not commit the alleged conduct and instead believed that he was the victim of circumstances involving the matter. He stated that his primary request was for an opportunity to be heard and for the matter to be reviewed.

Ms. Cynthia Mares, Board Chair, thanked Mr. Shani for addressing the Board and proceeded with the next agenda item.

6. PRESENTATIONS BY RESIDENT ADVISORY BOARD

Presentation was made by Ms. Kristy Jo Martinez, Residential Advisory Board President. Ms. Martinez provided an update regarding the Senior Home gates, stating that the gates have been completed and the necessary repairs have been made. She expressed appreciation for the security improvements and noted that additional lighting improvements are currently being addressed, as there are areas within the communities that remain poorly lit.

Ms. Martinez also addressed concerns raised by residents regarding streets, sidewalks, right-of-way areas, and accessibility. She stated that several streets require repairs or paving and requested the Board's assistance in addressing these concerns, particularly to ensure that residents who use electric wheelchairs are able to safely and adequately access the communities.

Ms. Martinez further discussed the importance of working with Housing Authority staff to bring additional resources and services into the communities and to ensure residents are informed about available health, educational, and other supportive resources.

Ms. Martinez thanked the Board of Commissioners, on behalf of the Residential Advisory Board, for their time, leadership, and continued commitment to serving the residents and communities.

Ms. Cynthia Mares, Board Chair, thanked Ms. Martinez for her report and stated that the Board would consider bringing an agenda item forward, if necessary, to address the requested repairs and improvements.

7. APPROVAL OF MINUTES

A. Approval of Minutes for the Board of Commissioners meeting on July 22, 2026.

Mr. Joe E. Aranda, Commissioner, moved to approve the minutes for the Board of Commissioners meeting on July 22, 2026. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

8. 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.

Ms. Jennifer Barrientos, Executive Director presented. Discussion took place.

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		

- B.** Presentation related to the Unaudited Financials for the month of June 2026

Mr. Orlando Guerrero, Director of Finance, presented the Unaudited Financials for the month of June 2026.

9. 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 ratification of an authorization of a travel request of staff and Board of Commissioners for the Texas NAHRO Rent Calculation for the Public Housing Training in Fort Worth, Texas on August 18-20, 2026.
- B.** Consideration to approve the authorization of a travel request of staff and Board of Commissioners for the Housing Alliance of Texas (HAT)/Nelrod HCV & PH HOTMA Income & Rent Calculation Workshop in McAllen, Texas on October 20-22, 2026.
- C.** Consideration to authorize the Executive Director to extend the contract with Nava Group LLC for an additional year, as allowable by Contract No. 2025-0925-1 Project Management Services, effective September 25, 2026 through September 24, 2027. This represents the second year of the contract maximum of five years.
- D.** Consideration to authorize the Executive Director to extend the contract with Quantcorp Construction LLC for an additional year, as allowable by Contract No. 2025-0925-2 Project Management Services, effective September 25, 2026 through September 24, 2027. This represents the second year of the contract maximum of five years.

Mr. Joe E. Aranda, Commissioner, moved to approve Items 9A through 9D under the Consent Agenda. Mrs. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

10. ACTION ITEMS

- A. Discussion and possible action to approve the authorization of a travel request of staff and Board of Commissioners for the NAHRO National Conference & Exhibition in Denver, Colorado on October 15-17, 2026.

Mr. Joe E. Aranda, Commissioner, moved to approve the authorization of a travel request of staff and Board of Commissioners for the NAHRO National Conference & Exhibition in Denver, Colorado on October 15-17, 2026. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

- B. Discussion and possible action to award RFP No. LHA 2026-0701-1 Integrated Pest Management (IPM) Program & On-Call Services and authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff.

Mr. Joe E. Aranda, Commissioner, moved to authorize the Executive Director to finalize negotiations and contract and award RFP No. LHA 2026-0701-1 IPM Program & On-Call Services to Asash Pest Control. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

- C. Discussion and possible action to award IFB No. LHA 2026-0706-1 Permanent Supportive Housing Tiny Homes and consideration to authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff.

Mr. Joe E. Aranda, Commissioner, moved to authorize the Executive Director to finalize negotiations and contract and award IFB No. LHA 2026-0706-1 Permanent Supportive Housing Tiny Home to Midas Construction. Mrs. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

- D. Discussion and possible action to award RFP No. LHA 2026-0720-1 Flooring Installation at Colonia Guadalupe and consideration to authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff.

Mr. Joe E. Aranda, Commissioner, moved to authorize the Executive Director to finalize negotiations and contract and award RFP No. LHA 2026-0720-1 Flooring Installation at Colonia Guadalupe to Bronze Builders for a 5-year contract. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

- E. Discussion and possible action to award RFP No. LHA 2026-0803-1 Automobile Liability and Physical Damage Insurance Services and authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff.

Mr. Joe E. Aranda, Commissioner, moved to possibly approve & award RFP No. LHA 2026-0803-1 Automobile Liability and Physical Damage Insurance Services to Montalvo, contingent to review by council and any recommendations given. If there's a change, it can be brought to the Board, if everything seems to be in order, move forward. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

- F. 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, provided an update on the Elevators at the Senior Home property located at 700 Juarez Avenue, Laredo, TX 78040. No action was taken.

- G. Discussion and possible action related to the Agency's Security Patrol Monitoring Service.

Ms. Jennifer Barrientos, Executive Director, presented on the Agency's Security Patrol Monitoring Service, RFP is currently open. No action was taken.

11. 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 AEP Easement and Right of Way at Lot 1, Block 1 of the Aquero Subdivision, Phase 1, a subdivision in the City of Laredo, recorded in Volume 28, pages 95, 95A, 95B, Webb County Plat Records, pursuant to Texas Government Code, Section 551.071 and 551.072.
- B. Consultation with legal counsel with respect in regards to personnel matters related to the reassignment of employee, and any related matters, pursuant to Texas Government Code, Section 551.071 and 551.074.
- C. Consultation with legal counsel with respect in regards to the HUD NSPIRE Inspection Reports for AMP 1 Colonia Guadalupe, AMP 4 Senior Home and AMP 5 South Laredo and Meadow Acres Properties, pursuant to Texas Government Code, Section 551.071.

Mr. Joe E. Aranda, Commissioner, made a motion to go into Executive Session. Mrs. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

Board of Commissioners went into Executive Session at 11:10 a.m.

Board of Commissioners returned from Executive Session at 12:19 p.m. where no action was taken.

12. OPEN SESSION

- A. Discussion, consideration, and possible action regarding the AEP Easement and Right of Way at Lot 1, Block 1 of the Aquero Subdivision, Phase 1, a subdivision in the City of Laredo, recorded in Volume 28, pages 95, 95A, 95B, Webb County Plat Records, and any related matters.

Mr. Joe E. Aranda, Commissioner, moved to allow the Executive Director to work with legal regarding this request for this right of way that is in the best interest of the agency. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

- B. Discussion, consideration, and possible action regarding matters related to the reassignment of employee, and any related matters and adopt Resolution No. 26-R-07.

Mr. Joe E. Aranda, Commissioner, moved to allow the Executive Director to work with legal on Resolution No. 26-R-07 regarding the Asherton personnel matters that are pending. Mrs. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

- C. Discussion, consideration, and possible action regarding the HUD NSPIRE Inspection Reports for AMP 1 Colonia Guadalupe, AMP 4 Senior Home and AMP 5 South Laredo and Meadow Acres Properties, and any related matters.

Mr. Joe E. Aranda, Commissioner, moved to authorize staff to proceed with and continue addressing and resolving the deficiencies identified during the HUD NSPIRE inspections, ensure that the necessary corrective actions are completed, and provide the Board of Commissioners with copies of or information regarding any future inspection reports or related findings received from HUD for the Board's information. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

13. ADJOURNMENT

Mr. Joe E. Aranda, Commissioner, moved to adjourn the meeting. Mrs. Silvia Madrid, Vice-Chair, seconded the motion; motion carried.

Meeting adjourned at 12:21 p.m.



Cynthia Mares, Boar Chair

Jennifer Barrientos, Executive Director