Housing Authority of the City of Laredo
Regular Board of Commissioners Meeting
https://us06web.zoom.us/j/85706009070?pwd=ICy0bCpwZlmedDPjs4La3sFlzmbrIV.1
Meeting ID: 857 0600 9070
Passcode: 381108
LHA Board Room
2000 San Francisco Avenue
Laredo, Texas 78040
Wednesday, September 30, 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-5 **Minutes** **September 30, 2026**

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

   Mrs. Silvia Madrid, Vice Chair, 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. Yolanda Santos, Commissioner, 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)

   No Citizens Comments.

6. **PRESENTATION BY RESIDENT ADVISIORY BOARD**

   No Presentation by Resident Advisory Board.

7. **APPROVAL OF MINUTES**

   A. Approval of Minutes for the Board of Commissioners meeting on August 27, 2026.

Mr. Joe E. Aranda, Commissioner, moved to approve the minutes for the Board of Directors meeting on August 27, 2026. Mrs. Silvia Madrid, Vice Chair, 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		TDHCA: CSBG Re-Entry Program Grant

B. Presentation related to the Unaudited Financials for the month of July 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 authorization of a travel request of staff and Board of Commissioners for the 2026 HAT/HUD Annual Meeting in San Antonio, Texas on December 2-4, 2026.

B. Consideration to authorize the Executive Director to renew the Commercial Property Insurance for the Housing Authority of the City of Laredo effective October 1, 2026 through September 30, 2027.

C. Consideration to authorize the Executive Director to renew the Commercial Liability Insurance for the Housing Authority of the City of Laredo effective October 1, 2026 through September 30, 2027.

Mr. Joe E. Aranda, Commissioner, moved to approve all items 9A through 9C 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 Public Housing Flat Rents and adopt Resolution No. 26-R-08, effective January 1, 2027, as recommended by staff.

Mr. Joe E. Aranda, Commissioner, moved to approve Action Item 10A, the Public Housing Flat Rents and adopt Resolution No. 26-R-08, effective January 1, 2027. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

B. Discussion and possible action to award IFB No. LHA 2026-0817-1 Purchase and Delivery of LVP Flooring Materials for AMP 1- Colonia Guadalupe 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 approve Action Item 10B and award IFB No. LHA 2026-0814-1 Purchase and Delivery of LVP Flooring Materials for AMP 1-Colonia Guadalupe to Lowe's. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

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 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 the extension of the contract with Praetorian Security & Investigations LLC for an additional year, as allowable by Contract No. 2023-1027-1. effective October 27, 2026 through October 26, 2027. This represents the fourth year of the contract maximum of five year, pursuant to Texas Government Code, Section 551.071.

C. Consultation with legal counsel with respect in regards to RFP No. LHA 2026-0825-1 Security Patrol Monitoring Services and authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff, pursuant to Texas Government Code, Section 551.071.

D. Consultation with legal counsel regarding the review and proposed revisions to the Housing Authority of the City of Laredo Agency By-Laws, Board of Commissioners' procedures, and related governance provisions, including consideration of statutory authority and responsibilities concerning the hiring, termination, promotion, demotion, and transfer of LHA personnel, pursuant to Texas Government Code Sections 551.071 and 551.074.

E. Consultation with legal counsel regarding the development of an evaluation instrument for the Executive Director, including discussion of the evaluation criteria, format, and process, in accordance with the Executive Director's Employment Agreement executed in December 2024, pursuant to Texas Government Code, Sections 551.071 and 551.074.

F. 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.

G. Consultation with legal counsel with respect in regards to RFP No. LHA 2026-03

H. 13-1 General Legal Counsel Services, pursuant to Texas Government Code Sections 551.071.

Mr. Joe E. Aranda, Commissioner, made a motion to go into Executive Session. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.
Ms. Jennifer Barrientos, Executive Director, recognized that Mr. Edward Ochoa from KCI Technologies, Doak Brown & Stephanie Williams-Tooly from Brownstone Residential, would be joining Executive Session for Legal Consultation.

Board of Commissioners went into Executive Session at 10:45 a.m.

Board of Commissioners returned from Executive Session at 12:50 p.m. where no action was taken.

12. OPEN SESSION

A. Discussion, consideration, and possible action regarding 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. Stephen Trautmann, Legal Counsel, recommended to allow legal counsel and administration to proceed as discussed in Closed Session. Mr. Joe E. Aranda, Commissioner, motioned to proceed as presented by the attorney. Mrs. Silvia Madrid, Vice Chair, seconded the motion; motion carried.

B. Discussion, consideration, and possible action regarding the extension of the contract with Praetorian Security & Investigations LLC for an additional year, as allowable by Contract No. 2023-1027-1. effective October 27, 2026 through October 26, 2027. This represents the fourth year of the contract maximum of five years.

Mr. Joe E. Aranda, Commissioner, motioned to proceed with the recommendation by staff for the extension with Praetorian Security & Investigations LLC for an additional year. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

C. Discussion, consideration, and possible action regarding RFP No. LHA 2026-0825-1 Security Patrol Monitoring Services and authorize the Executive Director to finalize negotiations and contract with the selected firm, as recommended by staff

Mr. Joe E. Aranda, Commissioner, motioned to proceed with the recommendation by staff to award for RFP No. LHA 2026-0825-1 Security Patrol Monitoring Services as discussed in Executive Session to Praetorian Security & Investigations LLC for one year Mrs. Silvia Madrid, Vice Chair, seconded the motion; motion carried.

D. Discussion, consideration, and possible action regarding the review and proposed revisions to the Housing Authority of the City of Laredo Agency By-Laws, Board of Commissioners' procedures, and related governance provisions, including consideration of statutory authority and responsibilities concerning the hiring, termination, promotion, demotion, and transfer of LHA personnel.

Mr. Joe E. Aranda, Commissioner, motioned to approve the Agency By-Laws with start date October 1st, 2026 and to delay approval of the operating procedures to give the Board a little more time to review the information presented by legal. Mrs. Yolanda Santos, Commissioner, seconded the motion; motion carried.

E. Discussion, consideration, and possible action regarding the development of an evaluation instrument for the Executive Director, including discussion of the evaluation criteria, format, and process, in accordance with the Executive Director's Employment Agreement executed in

Mr. Joe E. Aranda, Commissioner, made a motion to table this item to allow Commissioners to review the evaluation instrument that was provided by legal in comparison to the original contract that was executed with Ms. Jennifer in December of 2024, and to have the Board Chair work with legal and the Executive Director to finalize the evaluation instrument for a Special called meeting sometime in January of 2027. Mrs. Silvia Madrid, Vice Chair, seconded the motion; motion carried.

F. 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.

No Action.

G. Discussion, consideration, and possible action regarding RFP No. LHA 2026-0313-1 General Legal Counsel Services,

No Action.

13. ADJOURNMENT

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

Meeting adjourned at 12:56 p.m.

Cynthia Mares, Boar Chair **Jennifer Barrientos, Executive Director**