

MERCEDES HOUSING AUTHORITY

**306 W. 5th Street
Mercedes, Texas 78570**

PUBLIC NOTICE SPECIAL BOARD AGENDA August 28, 2023

NOTICE is hereby given in accordance with Chapter 551, Texas Government Code that the Board of Commissioners of the Housing Authority of the City of Mercedes, Texas will meet in a Special Meeting at 12:00 p.m. on Monday, August 28, 2023 at the Administrative Building, 306 W. 5th Street, Mercedes, Texas for the purpose of considering and taking action on matters brought before the Mercedes Housing Authority Board of Commissioners.

Board of Commissioners may participate remotely, pursuant to Texas Government Code 551.127, by videoconference at this Regular Called Meeting. However, a physical quorum of the Board shall be present at 306 West 5th St., Mercedes, Texas 78570.

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board of Commissioners will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

- 1. Call to Order, Roll Call & Establishment of Quorum**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Public Comments**
- 5. Swearing in of Mr. Jaime Gonzales, New Appointed Commissioner completing existing term for Jose Martinez ending October 2023.**
- 6. Update on the Mercedes Housing Authority HVAC/Cabinet Renovation Project Bluebonnet Development (25 units) by Hector Garcia, Mata-Garcia Architect, LLP.**
- 7. Update on the Electrical Entrance Renovation Project at the Elderly Hi Rise Building Quen City Retreat; Hector Garcia, Mata-Garcia Architects, LLP.**
- 8. Presentation on Health Plans for the Mercedes Housing Authority employees for FY 2023-2024 from Salazar Insurance Group, LLC.**
- 9. Discussion and Possible Action to approve the renewal of Health Plans for the Mercedes Housing Authority Employees for FY 2023-2024.**
- 10. Discussion and Possible Action on Resolution #23-07 to Approve the Mercedes Housing Authority Public Housing Utility Allowance Survey and Study effective October 1, 2023.**
- 11. Discussion and Possible Action on Resolution #23-08 to Approve the Mercedes Housing Authority Housing Choice Voucher Utility Allowance Survey and Study effective January 1, 2024.**
- 12. Presentation and Discussion of Proposed 2023-2024 Operating Budgets for the Low Rent Program and Housing Choice Voucher Program.**
- 13. Discussion and Possible Action to Approve Resolution #23-09 for the 2023-2024 Operating Budgets for the Low Rent Program and Housing Choice Voucher Program.**
- 14. Adjournment to Close or Executive Session(s) pursuant to the Texas Open Meeting Act, Texas Government Code 551.001, et. Seq. including but not limited to Section(s) 551.071-551.076, for the purpose of the following as authorized by Section 551.074 of the Texas Government Code:**
 - a. Personnel Discussion regarding the 3-month revisit of Interim Executive Director, Arturo Torres ending June 21, 2023.**
 - b. Personnel Discussion on Salary Adjustments**

15. Discussion and Possible Action on Items Discussed in Executive Session
16. Discussion and Possible Action to Approve a Cost-of-Living Increase for all MHA Employees.
17. Discussion and Possible Action on Resolution #23-10 on Approving a credit limit increase on Ms. Amber Gonzalez's Texas National Bank Credit Card.
18. Discussion and Possible Action on Travel.
 - a. Novogradac 2023 Housing Tax Credit and Bonds Conference- New Orleans- September 28-29, 2023
 - b. NAHRO 2023 National Conference & Exhibition- New Orleans, LA.- October 6-8, 2023

19. Consent Agenda

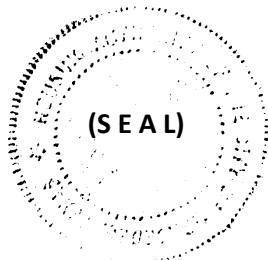
The following items are of a routine or administrative nature. The Board of Commissioners have been furnished with background and support information on each item. All items will be acted upon by one vote without being discussed separately unless requested by a Commissioner, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

1. Report from Housing Choice Voucher Program for June and July 2023
2. Reports from Low Rent Program for June and July 2023
 - a. Occupancy Report for Low-Rent.
 - b. Occupancy Report for Queen City Retreat
 - c. Accounts Receivables for Low-Rent.
 - d. Accounts Receivables for Queen City Retreat
3. Check Registers for June and July 2023
 - a. Low Rent Program
 - b. Housing Choice Voucher Program
 - c. Capital Fund Program
 - d. Local Fund Program
4. Approval of Minutes
 - a. Special Meeting – June 20, 2023

20. Executive Directors Report

1. Tax Credit Consultant- RGV Consulting
2. September 4, 2023- Office Closed in Observance of Labor Day
3. Next Regular (In Person) Board Meeting- September 26, 2023 at 12:00 p.m.

21. Adjournment



DATE: August 24, 2023
POSTED TIME: 12:00 PM


 Arturo Torres, Secretary
 Mercedes Housing Authority

PURSUANT TO SECTION 30.06. PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA) UNA PERSON CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA.

PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN) A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA) UNA PERSON CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA.