

**Minutes of Regular Board Meeting
Held by the Board of Directors of the
Pharr Housing Development Corporation**

March 23, 2016

Special Session held by the Board of Directors of the Pharr Housing Development Corporation held on March 23, 2016 at 5:00 p.m., at The Pharr Housing Authority, Raul "Roy" Navarro, Administration Building, Board Room located at located at 104 W. Polk Ave., Pharr, Texas. Upon roll call those present were as follows:

President: Ricardo Cuellar

Directors: Frank Nunez, Mario Lizcano, Uvaldo N. Gutierrez, III, Deborah Lopez

Absent Directors: Mary L. Alvarado

Also Present: Mr. Noel De Leon, Interim Director, Marissa Hernandez, PHA Attorney; Lazaro Guerra, Finance/Human Resource Director; Joe Cantu, Director of Administrative Services; Janie Barrera, Executive Secretary; Juan Guerra, City Manager, City of Pharr; Greg Wendorf, The Advance News; Kenneth Fletcher, Public Speaker;

President Ricardo Cuellar called the meeting to order and welcomed everyone present.

Next Order of Business was Excuse the Absence of Any Board Member. President Ricardo Cuellar advised the Board Director Mary L. Alvarado was not present. Director Frank Nunez asked why Director Mary L. Alvarado was not able to be present; he has never seen her at a Board Meeting. Janie advised the Board Director Mary L. Alvarado had been contacted and she said she would not be able to be present due to going to the Doctor in Mexico for back problems.

Director Frank Nunez asked Ms. Hernandez, Legal Council on the rules or regulations on Board Members not attending Board Meetings, if there was a limit on days absent? Ms. Hernandez, Legal Council advised she had not reviewed the Pharr Housing Development Corporation, By-Laws. Director Frank Nunez moved to Remove Mary L. Alvarado from the Pharr Housing Development Corporation, Board of Directors. Director Uvaldo N. Gutierrez, III, duly seconded. Upon call for votes the following was recorded.

Ayes: Frank Nunez, Mario Lizcano, Uvaldo N. Gutierrez, III, Deborah Lopez

Nays: None

Next Order of Business was Consideration and Possible Action to Approve Minutes for Regular Board Meeting held on August 25, 2015, Special Board Meeting held on January 28, 2016 and Special Board Meeting held on February 11, 2016. Director Frank Nunez moved to Approve Minutes for Regular Board Meeting held on August 25, 2015, Special Board Meeting held on January 28, 2016 and Special Board Meeting held on February 11, 2016. Director Uvaldo N.

Gutierrez, III, duly seconded. Upon call for votes the following was recorded.

Ayes: Frank Nunez, Mario Lizcano, Uvaldo N. Gutierrez, III, Deborah Lopez

Nays: None

Next Order of Business was Jaime X. Pena, Certified Public Accountant, Financial Report for the Pharr Housing Development Corporation. Mr. De Leon advised the Board Mr. Pena was not able to be present due to prior commitment. Mr. De Leon reviewed the Financial Statement for the month of January 2016.

Next Order of Business was In accordance with Chapter 551 of the Texas Government Code (Open Meetings Act), the Housing Authority of the City of Pharr, Board of Commissioners hereby gives notice that it will meet in executive session. Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item deliberated during a closed meeting, then such final action, decision, or final vote shall be made during the open meeting held in compliance with Chapter 551, Government Code, V.T.C.A. The Board of Commissioners will discuss the following matters: **Discussion and Action, if any, on Progress of Internal Financial Audit regarding Valle de Palmas Adult Day Care and Related Texas Department of Housing & Community Affairs, Complaint Number 2016-30 regarding Mesquite Terrace.** Pursuant to Section 551.071, the Board of Commissioners may convene in a Closed, non-public meeting with its attorney and discuss any matters related to **Legal advice on pending or contemplated litigation, settlement offer, And/or on a matter in which the duty of the attorney to the governmental body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar Of Texas clearly conflicts with this chapter.** The Board of Commissioners and its Attorney may also discuss such issues with the appropriate staff so as to obtain. Necessary and relevant information so that such discussion is informative and developed. Director Mario Lizcano moved to Enter into Executive Session. Director Frank Nunez duly seconded. President Ricardo Cuellar announced at this time the Board of Directors would Enter Into Executive Session time being 5:23 p.m.

Next Order of Business was RECONVENE into open session and consider action, if any, on items discussed in executive session. President Ricardo Cuellar announced the Board was now back in Regular Session time being 5:57 p.m. President Ricardo Cuellar asked for a motion to Approve Special Council. Director Mario Lizcano Moved to Approve Special Council. Director Frank Nunez duly seconded. Upon call for votes the following was recorded.

Ayes: Frank Nunez, Mario Lizcano, Uvaldo N. Gutierrez, III, Deborah Lopez

Nays: None

Next Order of Business was Executive Directors Report: • Certificates of Deposits • Check List • Report on Construction Progress at Sunset Senior Village. Mr. De Leon advised the Board of Directors before them was the list of Certificate of Deposit and there has not been much change. Mr. De Leon advised the check list was also attached and asked if anyone had any questions on

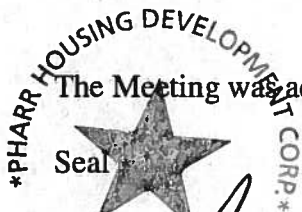
checks would be more than glad to provide additional information. Mr. De Leon advised most of the checks have to do with the twelve (12) units that the Pharr Housing Development Corporation owns. Mr. De Leon advised the Board on the Progress of the Sunset Terrace Senior Village, which is forty-five point forty-seven percent completed (45.47%) and scheduled delivery of 1st units by the end of July 2016, Scheduled delivery of 2nd units by the second week of August 2016, In the process of negotiating with a third party Management Agreement with UAG because they are currently Managing the other four Developments and would have the ability to use the same personnel and save the Pharr Housing Authority money. Mr. De Leon advised the Section 8 Program has started the process to identify people of age sixty-two (62) and above and disabled. Mr. De Leon advised the Board he also provided them a hand out on the progress of the Sunset Senior Village and a photo of what Sunset Senior Village will look like, along with color scheme of colors chosen. Mr. De Leon advised the only concern was the carpet due to currently having tenants bring in Doctors excuse on health issues and requesting the removal of the carpets and the Housing Authority having to absorb the cost and there will not be that much difference in the cost from changing to linoleum floors.

There being no further business to come before the Board of Directors, the President asked for a motion to adjourn. The motion was made by Director Mario Lizcano and duly second by Director Frank Nunez. Upon call for votes the following was recorded.

Ayes: Frank Nunez, Mario Lizcano, Uvaldo N. Gutierrez, III, Deborah Lopez

Nays: None

The Meeting was adjourned at 6:06 p.m.



Attest:

Ricardo Cuellar

President, Ricardo Cuellar

Noel De Leon
Secretary, Noel De Leon