

AGENDA

PUBLIC NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BROWNSVILLE HOUSING OPPORTUNITY CORPORATION

In light of the current COVID-19 situation:

Due to the current state of emergency declared by state and local officials, and the mandatory or recommended restrictions on public gatherings, which make convening a quorum of the Board at one location difficult or impossible, the July 24, 2020 Regular Meeting of the Board of Directors of the Brownsville Housing Opportunity Corporation will be conducted via Zoom Teleconference Meeting by logging on at <https://us02web.zoom.us/j/88100890421>. The meeting will be convened at 11:00A.M. You may participate in the meeting by calling the toll-free number: (346) 248-7799, Meeting ID: 88100890421.

An electronic copy of the agenda packet for the meeting will be posted at <http://www.hacb.us/category/commissioners> before the day of the meeting. The meeting will be recorded, and the audio from the open portions of the meeting will be available the following day at that internet address.

Atención. Si desea recibir asistencia gratuita para traducir esta información, llame al (956) 214-1531.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

4. Public Comments:

The Public Comment Period is designated for hearing concerns regarding Brownsville Housing Opportunity Corporation policies or business.

- Address the Board as a whole – do not direct comments to any individual member of the Board.
- There is a three (3) minute time limit per speaker.
- No formal action can be taken.
- For the record, the speaker must identify himself/herself by name before speaking.

5. CONSENT AGENDA:

- A. Approval of the Minutes of the Regular Meeting held on May 28th, 2020.

- B. Consideration and Possible Action to Approve a Memorandum of Understanding between the Brownsville Housing Opportunity Corporation and the Resident Association which represents Citrus Gardens Annex, Linda Vista, Sunset Terrance, Las Brisas, Rose Gardens and Scatter Sites. (Carla Mancha-Chief Executive Officer & Hilda Ledezma- Supportive Services Director)
- C. Consideration and Possible Action to Approve a Memorandum of Understanding between the Brownsville Housing Opportunity Corporation and the Citrus Gardens Resident Association. (Carla Mancha-Chief Executive Officer & Hilda Ledezma- Supportive Services Director)
- D. Consideration and Possible Action to Approve a Memorandum of Understanding between the Brownsville Housing Opportunity Corporation, The Housing Authority of the City of Brownsville, and the Resident Advisory Board. (Carla Mancha-Chief Executive Officer & Hilda Ledezma- Supportive Services Director)

6. ACTION ITEMS:

- A. Consideration and Possible Action to Accept the Brownsville Housing Opportunity Corporation Fiscal Year End 2019 Annual Audit. (Benjamin Pena – Burton, McCumber & Longoria)
- B. Consideration and Possible Action to Ratify the Operating Budget for the Brownsville Housing Opportunity Corporation (BHOC) for Fiscal Year 2021. (Carla Mancha- Chief Executive Officer & Miguel Herrera- Chief Financial Officer)
- C. Consideration and Possible Action to Accept the HACB Contagious and Infectious Disease Preparedness & Recovery Plan for BHOC Operations, contingent HACB Board adoption. (Carla Mancha - Chief Executive Officer & Robert Wilson - Human Resources Officer)
- D. Consideration and Possible Action to Accept the HACB Telecommuting Plan and Agreements for BHOC Operations, contingent HACB Board adoption. (Carla Mancha - Chief Executive Officer & Robert Wilson - Human Resources Officer)
- E. Consideration and Possible Action to Approve a One Time Sell Back of Accrued Annual Leave by Eligible Employees, contingent HACB Board

action. (Carla Mancha - Executive Officer & Robert Wilson - Human Resources Officer)

- F. Consideration and Possible Action to Authorize the Flexibility of Utilization of Accrued Sick Leave through August 31st, 2020 with the option to extend monthly, contingent HACB Board approval. (Carla Mancha - Chief Executive Officer & Robert Wilson - Human Resource Officer)
- G. Consideration and Possible Action to Authorize Hazard Pay for Identified Positions effective payroll period June 29th, 2020 to payroll period September 6th, 2020, with an option to extend monthly, contingent HACB Board approval (Carla Mancha - Chief Executive officer & Robert Wilson - Human Resource Officer)
- H. Consideration and Possible Action to Approve a Negative Sick Leave Policy, effective July 28th, 2020, contingent HACB Board action. (Carla Mancha – Chief Executive Officer & Robert Wilson - HR)
- I. Consideration and Possible Action to Approve Enrollment of BHOC Employees in the Employee Assistance Program from Dear Oaks effective August 1st, 2020, contingent HACB Board action. (Carla Mancha - Chief Executive Officer & Robert Wilson - Human Resource Officer)

7. **EXECUTIVE SESSION:** UNDER THE AUTHORITY OF CHAPTER 551, TITLE 5, OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT, THE BOARD, DURING THE COURSE OF THE MEETING COVERED BY THIS NOTICE, ENTER INTO CLOSED OR EXECUTIVE SESSION FOR ANY OF THE FOLLOWING PURPOSES:

A) SECT §551.072 DELIBERATION OF PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY AND NEGOTIATED CONTRACTS.

- 1. Discussion of 2018 9% LIHTC Allocation for Poinsettia Gardens at Boca Chica.
- 2. Discussion of 2019 9% LIHTC Allocation for Trail Village.
- 3. Discussion of El Jardin Project.
- 4. Discussion of BHA Citrus Gardens GP, LLC.
- 5. Discussion of Paseo Plaza Apartments, L.P.

8. ACTION, IF ANY ON EXECUTIVE SESSION ITEMS:

- 7.A.1.-** 2018 9% LIHTC Allocation for Poinsettia Gardens at Boca Chica.
- 7.A.2 -** 2019 9% Allocation for Trail Village.
- 7.A.3 -** El Jardin Project.
- 7.A.3 -** BHA Citrus Gardens GP, LLC
- 7.A.4 -** Paseo Plaza Apartments, L.P.

9. DISCUSSION BY DIRECTORS AND REQUESTS FOR FUTURE AGENDA ITEMS.

10. ADJOURNMENT.

Signed by:



Patricio Sampayo, President

NOTE: The Brownsville Housing Opportunity Corporation does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact Amanda Hernandez, Executive Secretary at 956-214-1531 by Thursday, July 23rd, 2020, no later than 4:00p.m., to make proper arrangements.

THE BOARD OF DIRECTORS RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSION TO DELIBERATE ANY ITEM ON THE AGENDA WHEN DELIBERATION IN CLOSED SESSION IS AUTHORIZED BY TITLE 5 OF THE TEXAS GOVERNMENT CODE.

I certify that this Notice of Meeting/Agenda was posted on the front door of the offices of the Housing Authority of the City of Brownsville, Texas, 2606 Boca Chica, Brownsville, Texas, on Tuesday, July 21st, 2020 at 10:00 a.m.


Amanda Hernandez, Executive Secretary

I certify that a copy of the Friday, July 24th, 2020 agenda items to be considered by the Board of the Brownsville Housing Opportunity Corporation was posted on the Bulletin Area at City Hall - Federal Building, on Tuesday, July 21st, 2020.



Griselda Rosas, Interim City Secretary