



San Benito Housing Authority  
1400 N. Reagan St.  
San Benito, Texas 78586

**BOARD OF COMMISSIONERS**

Chairman Jessica A. Gonzales	Vice-Chairman Marisela Pedraza	Commissioner Ricardo Pérez Jr	Commissioner Orlando Lopez	Commissioner VACANT
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**REGULAR BOARD MEETING**

July 24, 2025

3:00 p.m.

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Invocation**
5. **Public Comments**
  - a. Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 2:45 p.m. Only one appearance per speaker will be permitted. A speaker may cede time to another speaker but may not direct questions to specific Board members. The Board will not respond to or discuss comments made during the public comment portion. Each speaker will have the floor for up to three minutes.
6. **Presentation of Audit Report**
  - a. Formal presentation by Auditor
  - b. No action required; audit previously approved by Board
7. **Administrative Reports**
  - a. Financials, Bank Balances, and Travel Expenses
  - b. Property Manager Reports
  - c. Housing Choice Voucher Program Update
  - d. Maintenance Department Update
8. **Discussion and possible action to authorize the commencement of construction on the 1.5-acre lot located near Vista Park.**
9. **Discussion on Work at Stone Village**
  - a. Update and discussion regarding the ongoing work related to the backflow system at Stone Village.
10. **Review and Update of By-Laws**
  - a. Discussion on the need to review and update the current Housing Authority by-laws to reflect any necessary changes.
11. **Review and Approval of Updated Organizational Chart**
  - a. Presentation by Interim Executive Director
12. **Review and Approval of Meeting Minutes**
  - a. June 2, 2025
  - b. June 16, 2025
  - c. July 3, 2025
13. **Update from Nelrod on Recent Board Training**
14. **Presentation by Interim Executive Director: 30-Day Plan**
  - a. Anticipated Training
  - b. Nspire
  - c. ACOP Status
  - d. Budget Workshop Dates Proposal
15. **Discussion Between Interim Executive Director and Board Regarding Executive Director Expectations**
16. **Discussion and Possible Action to Add Maricela Aguilar and Marisela Pedraza to Texas Regional Bank Account**
17. **Executive Session Under V.T.C.A. Code: Section 551.074 Personnel Matters and 551.071 Attorney Consultation Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee**
  - a. Discussion and consideration of personnel matters
18. **Commissioner Comments and/or Concerns**
19. **Adjournment**

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Jessica A. Gonzales., Board Chairman

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Maricela Aguilar., Interim Executive Director

\_\_\_\_\_  
Date

7/21/2025

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Date