



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

REGULAR BOARD MEETING

November 20, 2025

5:30 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 5:15 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**
 - a. Presentation by Outside Investment Group – Stonewall Jackson Property Proposal (*Discussion Only*)
- 7. Administrative Reports**
 - a. Financials, Bank Balances, and Travel Expenses
 - b. Property Manager Reports
 - c. Housing Choice Voucher Program Update
 - d. Maintenance Department Update
 - e. Executive Director Report

After completion of administrative reports, staff may be dismissed unless needed for additional items.
- 8. Discussion and Possible Action to Approve Minutes for the Following Meetings:**
 - a. October 2025
- 9. Review and Possible Action to Approve the Proposed Utility Allowances for Magnolia Gardens**
- 10. Review and Discussion of Board Ethics Expectations**
- 11. Discussion, consideration, and possible action to approve the San Benito Housing Authority's Five-Year Plan for submission to HUD, contingent upon the inclusion and completion of the Deconcentration Policy.**
- 12. Discussion, consideration, and possible action to approve the proposed Payment Standards for the San Benito Housing Authority's Housing Choice Voucher Program.**
- 13. Approval of Write-Offs FYE 2024-2025**
 - a. Consider and take action to approve the write-offs FYE 2024-2025 as presented by staff.
- 14. Discussion and Possible Action on PILOT Program FYE 2024-2025**
 - a. Consider and take action regarding the Payment in Lieu of Taxes (PILOT) Program FYE 2024-2025.
- 15. Discussion Resident Commissioner**
 - a. Discussion of a Resident Commissioner.
- 16. Appointment of President of Affordable Housing of San Benito, Inc.**
 - a. Consider and take action to appoint Maricela Aguilar as President of the Affordable Housing of San Benito, Inc.
- 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. Discussion and possible action on items discussed in closed session

19. Commissioner's Comments and/or Concerns

20. Adjournment

DocuSigned by:

Jessica Alvarado Gonzales

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Chairman

11/14/2025

Date

Signed by:

Maricela Aguilar

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Maricela Aguilar, Interim Executive Director

11/14/2025

Date