



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

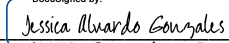
Commissioner
Orlando Lopez

Commissioner
Anna Llanes

REGULAR BOARD MEETING
December 18, 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, SBHA Executive Director, and SBHA staff – Development Property Plan (*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. November 2025
9. **Discussion and Possible Action to Review and Update the Bylaws**
10. **Discussion and Possible Action to Approve the Opening of Separate Bank Accounts for Security Deposits**
 - a. Consider and take action to approve the establishment of two separate bank accounts for tenant security deposits for designated developments to ensure proper segregation of funds.
 - b. Consider and take action to approve a Board Resolution authorizing the opening of said accounts.
11. **Discussion and Possible Action to Approve Utility Allowances for Low-Income Housing**
 - a. Consider and take action to approve the proposed utility allowances for Low-Income Housing developments as presented by staff.
12. **Discussion and Possible Action Regarding Employee Raises and Bonuses**
 - a. Discussion and consideration of employee bonuses for the current year.
 - b. Discussion and consideration of anticipated annual anniversary raise increases for the upcoming year.
13. **Discussion and Possible Action to Schedule a Workshop on Employee Handbook Modifications**
 - a. Discussion and selection of proposed dates for a workshop to review and discuss employee handbook revisions and governance-related updates.
14. **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
15. **Discussion and possible action on items discussed in closed session**
16. **Commissioner's Comments and/or Concerns**
17. **Adjournment**

DocuSigned by:

 Jessica A. Gonzales., Board Chairman

12/12/2025

Date

Signed by:

 Marisela Aguilar., Interim Executive Director

12/12/2025

Date