



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

January 14, 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. 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.

7. Discussion and Possible Action to Approve Minutes for the Following Meetings:

- a. December 2025

8. Discussion and Possible Action to Add Authorized Signatory – Texas Regional Bank

- a. Consider and take action to approve adding Anna Llanes as an authorized signatory on all current active accounts held with Texas Regional Bank.
- b. Consider and take action to approve the Board Resolution related to the addition of the authorized signatory.

9. Discussion and Possible Action to Schedule Employee Handbook Workshop

- a. Discussion and selection of proposed dates for a workshop to review and discuss employee handbook revisions and governance-related updates.

10. Discussion and Possible Action to Increase Transfer Limit – Section 8 HCV Account

- a. Consider and take action to approve increasing the transfer limit for the Section 8 Housing Choice Voucher (HCV) account to accommodate Housing Assistance Payments (HAP).

11. HUD Update

12. Discussion and Possible Action Regarding Reopening of Waiting Lists

- a. Consider and take action regarding the reopening of waiting lists for Low-Income Housing programs and the Housing Choice Voucher (Section 8) Program.

13. 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

14. Discussion and possible action on items discussed in closed session

15. Commissioner's Comments and/or Concerns

16. Adjournment

DocuSigned by:

 Jessica A. Gonzales

Jessica A. Gonzales, Board Chairman

Signed by:

 Maricela Aguilar

Maricela Aguilar, Interim Executive Director

1/7/2026

Date

1/6/2026

Date