



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

**BOARD OF COMMISSIONERS**

|  |  |   |                                      |                                    |
|--|--|---|--------------------------------------|------------------------------------|
| <b>Chairman</b><br>Jessica A. Gonzales | <b>Vice-Chairman</b><br>Marisela Pedraza | <b>Commissioner</b><br>Ricardo Pérez Jr | <b>Commissioner</b><br>Orlando Lopez | <b>Commissioner</b><br>Anna Llanes |
|--|--|---|--------------------------------------|------------------------------------|

**REGULAR BOARD MEETING**  
**May 13, 2026**  
**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 Review and Update the San Benito Housing Authority By-Laws Regarding the 72-Hour Posting Requirement and Regularly Scheduled Board Meeting Dates and Times.
8. Discussion and Possible Action to Authorize the Executive Director to Revise, Execute, and Sign the Cooperation Agreement with Cameron County.
9. Discussion and Possible Action to Approve Resolution No. 05-26-1 Amending Authorized Representatives for TEXPOOL Access (RAAR).
10. Discussion and Possible Action to Correct and Update the Business Name Associated with the Palmville Estates, LP Operating Funds Bank Account.
11. Discussion and Possible Action to Remove Mr. Ricardo Perez Jr. and Add Ms. Viola Montemayor as Authorized Signers on Applicable San Benito Housing Authority Bank Accounts, and if approved, Consideration and Possible Action to Adopt Resolution No. 5-26-2.
12. Discussion and Possible Action Regarding Development of the San Benito Housing Authority 10 Year Strategic Plan.
13. Discussion and Possible Action Regarding the Strategic Development of the SBHA 10-Acre Site, Including Review of Workshop Meeting Minutes, Stakeholder Engagement Strategies, Preliminary Financial Considerations, and Authorization of Professional Services Related to Boundary Surveying, Feasibility Studies, Environmental Assessments, and Other Development Planning Activities.
14. Discussion and Possible Action to Review, Revise, and Approve the Schedule of Maintenance Charges and Tenant Repair Fees, and if approved, Authorization to Issue Required Resident Notice Prior to Implementation Effective July 1, 2026.
15. Discussion and Possible Action Regarding Staff Reorganization Proposal and Organizational Structure Updates.
16. Discussion and Possible Action to Review and Update Employee Handbook Provisions Regarding Maximum Leave Accrual Limits.
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 A. Gonzales., Board Chairman

5/7/2026  
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 Date

Signed by:

*Maricela Aguilar*

Maricela Aguilar., Executive Director

5/7/2026

Date