

BOARD OF COMMISSIONERS

REGULAR BOARD MEETING MINUTES

Meeting Date Referenced in Recording: July 28, 2026

Time: 6:00 P.M.

Location Referenced: 300 W. Fulton Street, Mathis, Texas

Meeting Type: Regular Board Meeting

1. CALL TO ORDER AND ROLL CALL

Deputy Director Rudy Hernandez:

Welcome to tonight's regular board meeting on July 28th it is 6PM I will do roll call.

Mr. Pacheco. present

Mrs. Olivarez. present

Mrs. Martinez. present

Mr. Martinez present

Ms. Aguirre present

Present.

Staff present are myself, Deputy Director Rudy Hernandez, and my Problem Specialist Ken Pridgeon.

Mr. Chair, you have a quorum."

2. PLEDGE OF ALLEGIANCE

Commissioner Pacheco:

"I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

"Thank you, guys."

3. NOTICE OF MEETING / PUBLIC COMMENT

Commissioner Pacheco:

"Notice is hereby given to the Board of Commissioners that we have convened at 300 West

Fulton Street, Mathis, Texas, at 6:00 P.M., for the purpose of considering the following agenda items.

All agenda items are subject to action.

Individuals are invited to address the commission regarding their concerns to do so a request to be heard form must be filled out by that individual and presented to the chairperson prior to the opening of the minutes. Individuals are permitted 3 minutes to present their concerns. Then the commission on my end are to discuss any unanswered questions and no action on such a concern will be committed except to place the item on the agenda for a future meeting.

4. WELCOME VISITORS

Commissioner Pacheco:

“Item Number 2, welcome visitors. Do we have any visitors?”

Deputy Director Rudy Hernandez:

“No, sir.”

5. COMMENTS BY COMMISSIONER PACHECO

Commissioner Pacheco:

With you all permission I am going to move to an issue “Let me start off by saying I have enjoyed working [with the Housing Authority]. I came back at the request of the mayor, and this has nothing for me to do so. At a confirmation with the mayor some time ago I mentioned that my reasons to some of you were that I was going to be departing soon. I was going to wait until my session was up. But because of the way situations and everything else. So, this is my last week. So, it would be unfair for me to continue with the meeting so I will pass it on to you guys to continue because I have got to be in Corpus Christi. Before that, and for just a minute. Ya’ll have a copy of the letter that was submitted by Ms. Shumaker. Ah I want to clarify. Ms. Aguirre wrote a letter, and she has a list that is very familiar. In that letter she states of Pacheco and the chair commission, and the party of interest Joey Shumaker attended a secret meeting. Well, it’s not a secret meeting it was a private meeting. The chairman has the right to make with the executive director to relay the information from the commissioners. He also has the right to have those meetings. So its not a secret meeting. We meet all the time. If we have to meet on the agenda or if something comes up. So what she says is then relayed to the commissioners.

The Chairman is only one member and one vote. The Board members make the rules and can also make the budget and everything else. Her concern was said and I don't know what was relayed in that conversation, but my position is this:

We had, on the budget, we had 5 trips one for a commissioner to go to las Vegas all commissioners to go on 1 trip to South Padre one trip to go to South Padre which were approved by the Commissioners and placed on the agenda by the Board. That's the travel commission for this year. It's on the budget.

When you have a budget, you follow the budget you don't go outside of it, you can change it by a vote of the Commissioners.

As I mentioned, if somebody is not going to go to a meeting, then you may have money to go to other meetings. If something comes up and you would like to choose that and go to another meeting versus another one. The problem is the financial state of the Housing Program. That's the bottom line. I want to clarify that point. That being said, Madam Vice Chair you have the table. I have enjoyed working with you guys and I am going to and enjoy golf all week. Thank you, Mr. President, You are quite welcome.

6. COMMISSIONER PACHECO'S DEPARTURE / RESIGNATION

Deputy Director Rudy Hernandez:

"Let the record show that Mr. Pacheco resigned from the Board of Commissioners. He made a speech and left at approximately 6:05 or 6:06 P.M."

7. COMMISSIONER AGUIRRE'S RESPONSE

Commissioner Aguirre:

"Can I rebuttal, on the record?"

Deputy Director Rudy Hernandez:

"You can. It'll be ten minutes."

Commissioner Aguirre:

"I feel they both discussed this first.

Remember, when you all told me in June that I could go to this meeting, then when I came and asked she said, 'Yes.' She gave me the date, she wrote it down, and then she emailed me the information.

She said, 'We're leaving on Monday so we can travel and be there by Tuesday morning and then the conference will go until Thursday, but we won't be traveling that night so we will stay until that Friday.

Then one day, I got a call and she said 'You cannot go.'

I said why? "Because of the budget. And I was like what? You just sent me all this information a few days ago and now it has to deal with the budget.

So, to me, they met secretly because I had questions about other matters, and they didn't like it. So I feel that that's why he said I could not go

So that's why I feel they met in secret and its I get to ask what I want to and that's why this happened because when I came and talked to her andshe said, 'Oh, you're going to go. You're going to go. We're going to make it work. We're going to amend the budget.'

She put it on here to amend the budget so I could go, and like he told me when I had my my ahh

Also, for the record, I did my orientation with him last week, and he told me, 'You ask too many questions.'

Well, I ask questions because I am new I see some things differently here from what we were taught when we went to South Padre.

Getting back to the meeting, Based on the first Rudy you have been here the longest okay we had never done this before. This is not my doing or anything. The agenda—it has never been done. Why? I don't know. But you can look it up Roberts Rule and you will find it there. The agenda needs to be adopted by the Board before we even start discussing the agenda needs to be adopted.

With that being said, I'm going to make two amendments to the agenda.

One of those amendments is going to be that the Board accept the resignation of Joyce Shoemaker.

We need a vote because the Board has to accept the resignation."

8. MOTION TO ACCEPT RESIGNATION OF EXECUTIVE DIRECTOR

Commissioner Aguirre:

"So, I need a motion."

[Speaker unclear]:

“Motion made by Ernest , Ms. Martinez to accept.”

[Speaker unclear]:

“Second by Martinez.” Yes and a third

“Okay. The Board has accepted the resignation of Joyce Shoemaker.”

9. APPOINTMENT OF AN INTERIM EXECUTIVE DIRECTOR

Commissioner Aguirre:

“The second amendment that I requested, which is not on the agenda, is that we need an Interim Executive Director.

Okay, with that being said

I would like to appoint an Interim Executive Director for approximately 60 days. That way, we have enough time to advertise because I know we have to advertise the position of Executive Director.

So, I would like to make a vote for Rudy Hernandez to be Interim Executive Director and take charge.”

10. RUDY HERNANDEZ DISCUSSES INTERIM POSITION

Deputy Director Rudy Hernandez:

“I don’t have an issue. I’ve been Interim Director before, you know.

But I need to let you know that I’ve been offered three jobs through other agencies. They called me, but I’ll stay.

I don’t have an issue staying.

Sometimes we don’t like what we’re doing, but we’ve got to do what we have to do because we took an oath. We have a duty.”

Commissioner/Board Member [Speaker unclear]:

“It’s just a—yes, this is a duty.”

Deputy Director Rudy Hernandez:

“I agree. I agree.

You know, sometimes it's not pleasant, but it's got to be done."

Commissioner/Board Member [Speaker unclear]:

"Yeah."

11. ACCEPTANCE OF INTERIM EXECUTIVE DIRECTOR POSITION

Deputy Director Rudy Hernandez:

"I'll accept the Interim Executive Director position.

I don't know if there's an increase in pay for doing that, or what, or do I stay at the same pay?"

Commissioner Olivarez:

"No. You will be assuming more responsibility, so with the responsibility, you will be paid as an Executive Director."

Deputy Director Rudy Hernandez:

"So, does my income stay the same?"

Commissioner Olivarez:

"Okay."

12. INTERIM EXECUTIVE DIRECTOR COMPENSATION

Commissioner Olivarez:

"You will become the Interim Executive Director with an increase in pay, fully paid [at the Executive Director rate] for the 60-day period.

I want to say that we will call it a trial/provisional 60-day term. We'll see what happens because, like I said, we do.

Interim Executive Director Rudy Hernandez:

"No, I agree. I agree with it 100%.

So there is an increase. I just need to know how much the increase is going to be. For the record, how much is the increase going to be?"

Commissioner Olivarez:

"For the record, increase the pay for 60 days."

Interim Executive Director Rudy Hernandez:

“Once the 60 days are over, I’ll go back to my regular pay?”

Commissioner Olivarez:

“You are hired as Interim Executive Director, okay? You will be paid for this.

You, Rudy Hernandez, will be paid what the Executive Director is getting paid because you will be doing the job of the Executive Director.

This is a full-time position because we have to advertise for it, and he is more than welcome to apply.

Once we get to the end of the 60 days and we have the candidates and applications, then we will go through the application process and decide who will get the job.

If he decides he doesn’t want the position, or if we hire somebody else, then he will return to his regular pay. For now, that’s the way it is.

Do you have any questions for me?”

Interim Executive Director Rudy Hernandez:

“I do not.

I just want to make sure that we’re happy and we’re on the same page moving forward.

Mr. Pacheco was a great leader. He moved on. Hopefully, we’ll get somebody else that has a little bit more experience, and we can work as a team because we are a team.

I will let you know that sometimes I step out of the office. Like today, when you called me, I was out at one of the apartments because maintenance couldn’t get in. They said the doors were locked on the inside with the chain lock. We couldn’t get it open, so we didn’t know whether somebody was inside the unit.”

13. BOARD EXPECTATIONS OF THE INTERIM EXECUTIVE DIRECTOR

Commissioner Olivarez:

“You do not have to explain to us every time you leave the office.

There are only one or two things that I have spoken about on a one-on-one basis with a couple of the other Commissioners, and we all want the same thing.

The only things that we have ever asked for are honesty, loyalty to the Board, and a full-time Executive Director. That is what we have asked for.

We have never asked anything that cannot be done. We have never asked [inaudible/unclear]. All we ever ask is for honesty.

Right now, we're four members, okay? We're four members.

The problem that we had was when you start going to just one Board member—one Board member, one Board member, one Board member—all the time.

We have Board members, and we need all the checks and all that. Whether you're at City Hall or whatever, it doesn't look professional."

Interim Executive Director Rudy Hernandez:

"I understand that."

Commissioner Olivarez:

"You know, that's what we ask, okay? Just be honest."

14. COMMUNICATION WITH BOARD MEMBERS

Interim Executive Director Rudy Hernandez:

"Just to be honest with you all, too, when I make a phone call, let me know and I'll go to the next person.

When we call, people have doctor appointments; people are busy. I mean, this is not your job like it is mine. You have a life outside of this area.

You're busy with your life. You're busy with your family, and I don't like to interrupt you and say, 'Hey, can you come over here?' If you're busy, I'll go to the next person.

You know, there's Mrs. Martinez. If Mrs. Martinez isn't available, there's Ernest. Ernest, I don't know—are you working?"

Commissioner Ernest:

"Right now, with his mom."

Interim Executive Director Rudy Hernandez:

"Yeah. So, if it's very important [inaudible/unclear].

I speak for myself. I don't want to rob you all of your day-to-day activities.

[Inaudible/unclear portion concerning communications with Commissioners.]

Sometimes there are misunderstandings, and things can easily be misunderstood, you know."

15. PERSONNEL POLICIES, ACCOUNTABILITY, AND OFFICE OPERATIONS

Commissioner Olivarez:

“But I’m glad you understand.

We want honesty, and we want the office records to be followed. The personnel policies are supposed to be followed.

If you have two sick days, then take your sick days. If you don’t have any and you’re still getting paid, well, that’s different.

It’s about integrity.

“So, do we need to appoint a Deputy Executive Director?”

Commissioner Olivarez:

“No, not at this time.

You know where we are right now with the budget, finances, or whatever.

Rudy has been doing this for a long time, and I know you’ve been doing more than your job.

So, no. You will get the Executive Director pay. What Joyce was getting paid is what you’re going to get paid, okay?”

Interim Executive Director Rudy Hernandez:

“Okay.”

Commissioner Olivarez:

“And you’ve done a good job and worked here.

Interim Executive Director Rudy Hernandez:

“Oh, yeah. We’ve worked here very good.”

Commissioner Olivarez:

“That’s what we want—for you to work.

16. DISCUSSION REGARDING AMADA’S WORK HOURS

Interim Executive Director Rudy Hernandez:

“Even Amada—Amada’s awesome.

I’m going to bring her in more time. I’m not going to put her full-time just yet. I’m going to wait until around December so we can see if we can put her in full-time.

I only have her part-time right now. She's working like 35 hours a week, so you can put that on the record."

Commissioner Olivarez:

"Okay. Thank you.

For the record, everyone here knows you've always been someone who has been on top of things."

17. COMMISSIONER ERNEST'S COMMENTS REGARDING PRIOR MANAGEMENT

Commissioner Ernest:

"I just sit here.

She should follow you when Like, people jumped toward what she wanted to do. Do you know what I mean?

For some reason, I'd go like, 'Yeah,' and I always listened to her.

There were a lot of lies.

We'd call over here, you know, He never responded.

Commissioner, come on. You know, you've got to have respect.

I don't have a problem with anybody. It's just all the lies, you know.

Sometimes when you get lost, you have to lie because you don't want.

Because I know that you because she's your boss. You have to do things her way."

18. EXECUTIVE DIRECTOR AUTHORITY OVER STAFF

Interim Executive Director Rudy Hernandez:

"You know what? She has the authority to fire me. The boss has the authority to fire me because y'all don't, but she does."

Commissioner Aguirre:

"Well, she doesn't have the grounds.

Board Discussion:

A brief discussion followed regarding the Executive Director's authority over employees and

the Board's authority regarding personnel actions. Portions of this discussion are unclear in the source transcription and should be verified against the original recording.

19. REVIEW AND CORRECTION OF PREVIOUS MEETING MINUTES

Commissioner Aguirre:

"Everybody here reports to the committee.

With the minutes, I have to say something on that one, okay?

I was reading this, and it says 'Adjournment.' It says.

I need to change that. Whoever did the minutes, there is an Item Number 12. I need to make a correction to that."

Board Member [Speaker unclear]:

"Yes."

Commissioner Aguirre:

"Okay."

20. CORRECTION TO PREVIOUS MEETING MINUTES – ADJOURNMENT

Commissioner Aguirre:

"I called her, and she didn't like it because I brought it to her attention. And I actually did."

Interim Executive Director Rudy Hernandez:

"She does the agenda, but then you signed it?"

Board Member [Speaker unclear]:

"Yeah, because she had to go."

Interim Executive Director Rudy Hernandez:

"So, I signed it. I signed her name and then put mine. She came in that day to work on the agenda."

Commissioner Aguirre:

"She wasn't—she wasn't here until Friday, and then she wanted to choose when she was here."

Interim Executive Director Rudy Hernandez:

"She was here. She was here one day for a second. She—"

Program Specialist Ken Pridgeon:

“She had the thing bad.”

Interim Executive Director Rudy Hernandez:

“She was here to come in to do the agenda. She didn’t come in for long, but she came in, yeah.

So, your question on the minutes was a correction—a correction on the adjournment of the meeting?”

21. DISCUSSION REGARDING JUNE 23 MEETING, TRAINING, AND CREDIT CARD STATEMENTS

Commissioner Olivarez:

“Also, on the meeting on June the 23rd, something that we were taught—and this is part of my explanation from the training—is that we were told, the whole class, not just us, that it’s our responsibility that we go over the credit card statements every month.

Okay, now with that being said,

Were the statements from the credit cards in the finances during the agenda, or—?”

Interim Executive Director Rudy Hernandez:

“I don’t think so. She just put the finances. She put the finances in the financial [section], but she didn’t put the statements, which is what I gave.”

Commissioner Olivarez:

“Again, when I questioned it this week, I brought this up at the meeting on June the 23rd.

When I questioned this over the phone—I asked on Thursday—[whether] they were going to be on the agenda because they should be on the agenda.

There are several things that are not in the agenda.

Okay, I’m frustrated with it, and she said, ‘They’re in the financial records in the agenda.’

I didn’t see any credit card statements here.

So, that’s why—you’re the professional when it comes to this. Am I wrong? Am I missing something?”

Board/Staff Member [Speaker unclear]:

“They weren’t here.”

Commissioner Olivarez:

“They weren’t here? Okay. Okay.”

22. REQUEST TO REVIEW EXECUTIVE DIRECTOR CONTRACT

Commissioner Olivarez:

“Another thing that I was I requested, for a meeting,

I did it the proper way. I didn’t know any other way to do it.

I had a letter requesting that she place on the agenda that we wanted to review and go over her contract.

The reason I wanted—and I want this on the record, too—”

Interim Executive Director Rudy Hernandez:

“Can I stop that?

You’re talking personnel. Can we go into **closed session** to discuss personnel?

When it’s a closed item, you can discuss it.”

Commissioner Olivarez:

“Okay. The reason I’m questioning it is because she told me that it wasn’t on the agenda.”

Interim Executive Director Rudy Hernandez:

“Direct report—personnel—you have to go into [closed session].”

Commissioner Olivarez:

“Okay. I have to ask.

Okay, so, if anybody.

I need a motion.”

Board Member [Speaker unclear]:

“Motion.”

Board Member [Speaker unclear]:

“Second.”

Commissioner Olivarez:

“All in favor?”

Board Members:

“Yes.”

Commissioner Olivarez:

“Okay. Motion passed.”

23. ACTION AND APPROVAL OF JUNE FINANCIAL REPORT

Commissioner Olivarez:

“Okay. Action and approval of financials for the month of June.

I would be honest—and if you want—did you go through the financials for the month of June?

I need a motion for the June monthly financials.”

Commissioner Rita [Last Name to Verify]:

“Motion.”

Commissioner Ernest [Last Name to Verify]:

“Second.”

Commissioner Olivarez:

“Motion carries, 3–0.”

ACTION: The June financial report was approved by a vote of **3–0**, subject to verification of the exact motion and names of the motion-maker and second.

24. FINANCIAL REPORT AND LANDLORD RENT DISCUSSION

Interim Executive Director Rudy Hernandez:

“Okay. The financial report states how much money we have, how much money we spend. The report states everything—all the numbers.

I think somebody was asking about landlords and how much they’re being paid.

Landlord rents are getting ridiculously high. These landlords are wanting us to pay what we pay in Corpus—Corpus prices—and there’s no way.

We’re a small agency.

So, what do I do?

I tell people, ‘No, you can’t go to the house because it’s too expensive.’

Well, I can’t tell them they can’t go, but I can ask, ‘Is your landlord willing to work with me on the numbers?’

Let’s say a landlord asks for \$1,300 a month on a three-bedroom. Can you go twelve-something?

Some say yes. Some say no.

And you and I know that Mathis—the jobs are far apart. It’s hard to find a job in Mathis.

A lot of these people don’t work. They just live off child support, or they work as a provider, and that doesn’t pay that much.

What does it pay, 13 bucks an hour? I don’t know how much it pays.”

Commissioner Ernest:

“Fourteen bucks.”

Interim Executive Director Rudy Hernandez:

“Fourteen bucks is nothing.

That’s what I have to say about that. That’s basically it.”

25. JULY TENANT BASH – EVENT REVIEW

Interim Executive Director Rudy Hernandez:

“Okay, the July Bash—I think we did pretty good.

Honest to God, I really think we did pretty good. We had a pretty good turnout.

The DJ was awesome.

I expected some more. Credit to Mr. Ken Pridgeon.

We weren’t doing this until this year. We brought it up and said we need to do something for our tenants so they can be grateful, too.

Because of them, we have a job. If it wasn’t for them, we wouldn’t have a job.”

26. PROPOSED FALL TENANT BASH

Interim Executive Director Rudy Hernandez:

“Going forward, I did talk to Joe.

I said, ‘Let’s not do it in July. It’s too hot. Let’s push it back to October or November. We’ll call it a Fall Bash.’

You know, a Fall Bash.

I wouldn’t mind serving nachos. It’s something simple for everybody.

Have the same games, you know.

It would be nice.

And places like TLC, nursing homes, and a lot of these local businesses—they did something.

You know, the Housing Authority is having something for their tenants, and you’ll see where their clients are, and they’re taking care of the residents.”

27. COMMUNITY PARTICIPATION AND SCHOOL-SUPPLY DONATIONS

Interim Executive Director Rudy Hernandez:

“We had—I don’t know what company it was. It was a provider company.

There was a girl there from **All Generations Health Care in Alice, Texas**. She brought some school supplies. She was giving school supplies out to some kids.”

Board Member [Speaker unclear]:

“Oh, yes.”

Interim Executive Director Rudy Hernandez:

“And then, of course, bought some backpacks to give out to the kids, and, of course, school supplies.

The prizes were phenomenal. I think the prizes were good.”

Board Member [Speaker unclear]:

“The prizes were great.”

Interim Executive Director Rudy Hernandez:

“Yeah, the prizes were great.

These were all donated by vendors.

You know, I donated [inaudible/unclear], and I think somebody donated—Ms. Ernestina, \$50; Mr. Martinez, \$25.

Y'all donated some stuff, too, which was awesome.

I'm very grateful for that. I'm thankful for that.

Y'all made it good for the tenants. You know, the tenants were very happy."

Board Member [Speaker unclear]:

"They were."

28. CONTINUED TENANT-APPRECIATION EVENTS

Interim Executive Director Rudy Hernandez:

"Yeah. I thought that was awesome that we did that for the tenants.

I think we should do it as often as we can. Not all the time, right? But just to show appreciation for them.

I just—I felt so good doing that. I really loved it.

It was a lot of fun. I enjoyed the smiles and the kids and everybody having something.

Doing it twice—if the money is there?"

Board Discussion:

The Board discussed the possibility of continuing tenant-appreciation events, potentially including a Fall Bash in October or November, subject to available funding and other considerations.

29. DISCUSSION OF FUTURE TENANT EVENTS AND CHRISTMAS PROGRAM

Commissioner Olivarez:

"You know, it shouldn't be a problem. I mean, if the money is there, it can be done more than once a year, like for Christmas.

Right now, talking about Christmas, Amada is working with Walmart, and they put out some kind of fundraiser or something."

Board Member [Speaker unclear]:

"Yeah, they give to housing for underprivileged children."

Commissioner Olivarez:

“And then we’re trying to get in with Toys for Tots.”

Board Member [Speaker unclear]:

“Yeah, Toys for Tots.”

Commissioner Olivarez:

“So, the Marines—if we get in—they’ll give us presents for everybody. Everybody should have presents, *si Dios quiere* [God willing].

Okay, so that’s what we’re looking at.”

30. SECTION 8 WAITING LIST AND PUBLIC HOUSING VACANCIES

Interim Executive Director Rudy Hernandez:

“Okay, back to this.

My waiting list for Section 8 is 38 people. On Section 8, 38.

In Public Housing, Texas Street has eight vacancies.

I’m on page two of the agenda.”

Commissioner Olivarez:

“And we go over the newest.

But this is the Executive Report for the month of June.”

31. EXECUTIVE DIRECTOR/FINANCIAL REPORT DISCUSSION

Commissioner Olivarez:

“The Executive Director financial report—action and approval.

My question to you, Rudy, was if you said you feel comfortable going over the Executive Director financial [report] .

I’m sorry—for the financial reports, for the Executive [Director’s report], I need a motion.”

Commissioner Martinez:

“Motion.”

Commissioner Rita [Last Name to Verify]:

“I’ll second that.”

Commissioner Olivarez:

“All in favor?”

Board Members:

“Yes.”

Commissioner Olivarez:

“Three–zero.”

ACTION: Motion carried by a vote of **3–0**.

32. EXECUTIVE/CLOSED SESSION AUTHORITY

Commissioner Aguirre:

“The Housing Authority reserves the right to adjourn into Executive Session at any time during this item on the agenda, as authorized by Texas Government Code Section 551.071

Executive Session.

When we mentioned whenever we discuss [personnel matters], we are going to closed session.

With those questions that I have to complete, are you going to go into closed session or are you not?”

Commissioner Ernest:

“No.”

Commissioner Olivarez:

“Okay.

So, Chapter 551 is only for the purpose of discussion. Any action possibly discussed must be taken in open session.

The following—Number 6, Old Business.

There’s nothing in Old Business.”

NOTE: The exact Texas Government Code section(s) read aloud, and the complete statutory language should be verified against the recording and posted agenda before these minutes are finalized.

33. OLD BUSINESS – BUDGET COMMITTEE

Interim Executive Director Rudy Hernandez:

“Her business was the Budget Committee.

She was working to get everybody together on a budget. I don’t know where that stands. I don’t know if she talked to y’all.”

Board Members:

“No.”

Interim Executive Director Rudy Hernandez:

“Okay. So, I will talk to Ms. Christy about how to go about getting a Budget Committee so we can get together and do a Budget Committee, so we can go over the budget.

Our new budget does not come out until November or December.”

Board Member [Speaker unclear]:

“November, December.”

Interim Executive Director Rudy Hernandez:

“Then we have to approve it before April.

So, the committee would be tenants and Commissioners.”

Commissioner Olivarez:

“It’s just—okay. You have a problem that there’s so much going on right now. It’s not something that we have to decide right now.

Okay, it can be discussed at a later time. We don’t need any action right now.

Okay, so the next item.”

34. FORT WORTH TRAINING AND COMMISSIONER ATTENDANCE

Board Member [Speaker unclear]:

“My understanding because Commissioner [Aguirre] wanted to go to that training in Fort Worth, and I think the date of that training would fall on the day of our scheduled meeting.”

Interim Executive Director Rudy Hernandez:

“Correct.

Three people were signed up: Joey, me, and Ruben.

Okay, so now Joey’s not here. We have an extra room.

I can take you, or whoever wants to go to Fort Worth.”

Program Specialist Ken Pridgeon:

“So, I had that one training that I was supposed to [attend]. It didn’t get turned in on time, and Joey was working on a new training for me.

Is that something that I can put in for—some kind of training addition?

I want to go to learn. I want to learn how to do it since I’m new to this.”

Interim Executive Director Rudy Hernandez:

“So, you want to go to Fort Worth?

She had told me that—well, the budget was there for staff. Since she’s not going, I can change her room to your name and change the THA registration to your name, which we won’t have to pay [again].

But if we cancel, we’re going to have to pay a fee for cancellation. I think they charge one night.

Another thing: we’re not going to be staying at the hotel where the training is going to be. We’re going to be maybe three blocks away. It’s all sold out. Everybody is booking it.

So, let me know if you want to go.”

Commissioner Aguirre:

“Yes, I want to go.”

Interim Executive Director Rudy Hernandez:

“Okay.”

35. DISCUSSION OF AUGUST BOARD MEETING DATE

Commissioner Aguirre:

“What day do we change the meeting for next month, then?”

Interim Executive Director Rudy Hernandez:

“What do we have that is pressing for August?

All we do is just financials. You can skip August and go to September.”

Commissioner Olivarez:

“I hate to skip it. I don’t want to skip any more meetings. It’s just an hour because it definitely reflects ”

Interim Executive Director Rudy Hernandez:

“Yeah, but I mean, really, ask other agencies that are small like us. They meet every quarter—every three months.”

Board Member [Speaker unclear]:

“Three months.”

Interim Executive Director Rudy Hernandez:

“Yeah. They meet every three months because they’re small. There’s nothing happening.

There are Boards that are seven. There are Boards that are five. You know what I mean?

As long as everybody is happy, we can work it out.

We can have the third Tuesday.”

Board Discussion:

The Board discussed several possible August dates.

Board Member [Speaker unclear]:

“August 18th.”

Interim Executive Director Rudy Hernandez:

“You know when it’s bad? August 24th is my anniversary, and I’m not going to be home.”

Board Member [Speaker unclear]:

“Well, that way people are following with Fort Worth.”

Interim Executive Director Rudy Hernandez:

“Yeah, that’s my anniversary, August 24th.

No, she won’t go with me. She’s paranoid now after COVID. She’s very paranoid.

Can we change it to the 18th?”

Board Member [Speaker unclear]:

“Yes.”

Interim Executive Director Rudy Hernandez:

“Okay. So, what day did we agree on?

August 18th?

Okay, so we were scheduled for August 25th. You want to change it to the 18th.

We can also change it to the 21st, which is a Friday.”

Board Discussion:

The Board determined that August 18th would work for the members present.

Interim Executive Director Rudy Hernandez:

“So, the 18th is good for everybody?”

Okay. So, we’ll change our Board Meeting for August 18th, 2026, for the month of August.”

36. DISCUSSION OF BOARD MEETING TIME

Interim Executive Director Rudy Hernandez:

“Okay. Now, can we change our Board Meetings to 12:00 noon, at lunchtime?”

Commissioner Olivarez:

“Yes.”

37. MOTION REGARDING AUGUST MEETING CHANGE

Interim Executive Director Rudy Hernandez:

“I need a motion.”

Commissioner Martinez:

“Motion.”

Commissioner Rita [Last Name to Verify]:

“Second.”

Interim Executive Director Rudy Hernandez:

“All in favor?”

Board Members:

“Yes.”

Interim Executive Director Rudy Hernandez:

“Motion carries, 3–0.”

ACTION: The motion concerning the August meeting change carried by a vote of **3–0**. Based on the discussion, the August 2026 meeting was changed to **August 18, 2026**. The exact meeting time should be verified from the recording.

38. BANK SIGNATURE AUTHORITY FOLLOWING DEPARTURES

Interim Executive Director Rudy Hernandez:

“Okay, action and approval—I’m sorry, Mrs. Esmeralda. I’m running—you’re at Number 8.

Item Number 8, action and approval.

Mr. Pacheco is gone, and now that Joey is gone, I need to make it where they’re gone and take them off, and everybody else has to go back to the bank and everything all over again.

So, give me a couple of weeks. Is that okay?”

Commissioner Olivarez:

“Okay.”

Interim Executive Director Rudy Hernandez:

“I just—well, I must get the minutes going [and] typed.”

Commissioner Rita [Last Name to Verify]:

“On which [inaudible/unclear] can sign the checks?”

Interim Executive Director Rudy Hernandez:

“Okay, awesome. That’s good to know. How’s he doing?”

Commissioner Olivarez:

“He’s going to have surgery next week, and , so the sooner the better.”

Interim Executive Director Rudy Hernandez:

“Okay. So, I will add him to my prayer list. I will add him to my prayer list.”

39. BOARD OF COMMISSIONERS TRAVEL POLICY – ITEM 8B

Interim Executive Director Rudy Hernandez:

“Okay, so the next one—8B—is Commissioner Travel Policy. There is a policy here which is—”

Commissioner Olivarez:

“8B?”

Interim Executive Director Rudy Hernandez:

“On top it says 8B.”

Commissioner Olivarez:

“Okay. Let’s move forward.”

Commissioner Olivarez:

“Anyway, regarding the Board of Commissioners Travel Policy, there were some questions concerning Commissioners turning in receipts.

We have to adopt a policy.

We were told in training—as a class as a whole—that Commissioners don’t get paid when we go [to training]. Correct me if I’m wrong.

Commissioners get a per diem.”

Board/Staff Member [Speaker unclear]:

“Correct.”

Commissioner Olivarez:

“It is per diem.

If the per diem does not exceed \$75—\$75 or under—the Commissioners do not have to turn in receipts.

If we get paid per diem over \$75, then we have to turn in receipts.

Employees, on the other hand, for IRS accountability, have to turn in their receipts.

That was the big question back and forth.

So, in order for this to go through, we have to adopt a policy because there was no policy—not even in our policy manual—regarding that.

So, we need a policy that will state that Commissioners receiving per diem of \$75 or less are not required to turn in receipts. If we get paid over \$75, then we have to turn in receipts.”

40. DISCUSSION OF TRAVEL POLICY AND GSA RATES

Interim Executive Director Rudy Hernandez:

“All I have to say is everybody teaches their classes differently.

Mr. Palomares, Christy—I don’t know. There’s a lot of information out there.

Everybody’s different.

If you go with Palomares, he tells you something. You go with another agency, they might have something else. You go with another one, they might have something else.

You know what I mean?”

Commissioner Ernest:

“So everything is all over the place, and that’s the bad thing about it.”

Commissioner Olivarez:

“That is the bad thing. But once we have it and we have a policy, then we know what we’re going to go by.

That’s why we need the policy.

Any other discussion on that?

This would be action and approval of Resolution **07282026-8B**, Board Travel Policy.”

Interim Executive Director Rudy Hernandez:

“We go by the GSA.

So, yeah, that’s what we have to go by. We can’t change it.

I think the only thing that changes is that the \$20 extra should be included with the per diem instead of that extra check.

I don’t have an issue with turning in receipts. I don’t have an issue.

If you go over, bring the receipts and we’ll pay the difference.

So, what I’m saying is, when you go somewhere, we’re going to give you a check. You’re going to use that, and if you go over that per diem, bring me the receipts where it calculates everything, and we’ll make another check.”

Commissioner Aguirre:

“Like we did this past time. Tips at hotels [inaudible/unclear].”

41. ACTION AND APPROVAL – COMMISSIONER TRAVEL POLICY

Commissioner Olivarez:

“Do we have to have action or approval of that?

Because everything under this—8A through 8E—requires action and approval, so that still has to have action taken on it.”

Interim Executive Director Rudy Hernandez:

“Yes.

They're basically the same thing. This one is the per diem for the Commissioners."

Commissioner Rita:

"Do we want to add to the employee one that they have to turn in receipts? Is that correct? That's what I understood."

Board/Staff Member [Speaker unclear]:

"Yes."

Interim Executive Director Rudy Hernandez:

"I need a motion.

Hold on. Let me go—I'm going back and forth.

The motion is for the Commissioner Travel Policy. That's what I need a motion for right now."

Commissioner Ernest:

"Motion."

Commissioner Rita [Last Name to Verify]:

"Second."

Interim Executive Director Rudy Hernandez:

"All in favor?"

Board Members:

"Yes."

Interim Executive Director Rudy Hernandez:

"Motion carries, 3-0."

ACTION: The Board approved the **Commissioner Travel Policy, Resolution 07282026-8B**, by a vote of **3-0**, subject to verification of the exact resolution number and policy language.

42. ACTION AND APPROVAL – EMPLOYEE TRAVEL POLICY, ITEM 8C

Interim Executive Director Rudy Hernandez:

"Okay. Now the next one is going to be the Employee Travel Policy, which is 8C.

It's basically the same thing.

Do you want to go over it, or do you want to just go ahead and adopt it?"

Board Discussion:

The Board indicated that the Employee Travel Policy was substantially similar to the policy

just discussed, with the distinction that employees would be required to submit receipts as applicable.

Commissioner Martinez:

“Motion.”

Board Member [Speaker unclear]:

“Second.”

Interim Executive Director Rudy Hernandez:

“All in favor?”

Board Members:

“Yes.”

Interim Executive Director Rudy Hernandez:

“Motion carries, 3–0.”

ACTION: The Board approved the **Employee Travel Policy, Item 8C**, by a vote of **3–0**, subject to verification of the complete policy language and resolution number.

1. 43. ORGANIZATIONAL CHART

2. Board/Staff Member [Speaker unclear]:

“Okay, letter from Commissioner [Aguirre/Gary – unclear]. Check where everyone [falls] on the organizational chart.”

3. Board Discussion:

The Board discussed an organizational chart showing the general hierarchy from the federal government through HUD and ultimately to the Housing Authority and its Board of Commissioners.

4. Commissioner Olivarez:

“Do we have our own, or are we going by the one that [inaudible/unclear]?”

5. Board/Staff Member [Speaker unclear]:

“We do have our own. The one that you have in your [materials].”

6. Commissioner Olivarez:

“Is this one in the Commissioner’s Handbook?”

7. Board/Staff Member [Speaker unclear]:

“No, that’s not the Commissioner’s Handbook.”

8. Interim Executive Director Rudy Hernandez:

“It’s not it.”

9. Commissioner Olivarez:

“No resolution or anything? It’s just a letter from that, and then the letter from the Commissioner?”

10. Interim Executive Director Rudy Hernandez:

“[Inaudible/unclear.]”

11.

12.44. COMMISSIONER TRACKING SHEET AND TERMS OF OFFICE

13. Interim Executive Director Rudy Hernandez:

“I did do the July Bash presentation earlier, and now we’re going to go with the Commissioners Tracking Sheet, which states the Commissioners, when they were appointed, and when their terms expire.

14. So, I think the only one that needs to be reappointed is Vicente and Ms. Olivarez. But you were reappointed, weren’t you?”

15. Commissioner Olivarez:

“Well, according to the Mayor—the Mayor was here last week or the week before last because this was brought to my attention, that my term had expired.

16. Okay, I came in—I think I replaced a Commissioner?”

17. Interim Executive Director Rudy Hernandez:

“You replaced Mr. Cavazos, I want to say. Mr. Cavazos.”

18. Commissioner Olivarez:

“Okay. So, I guess the way I understood it was that I came in because his term expired. Since I came in to finish his term, then my term had expired.

19. But according to the Mayor, it doesn’t work like that.”

20. Interim Executive Director Rudy Hernandez:

“No. You stay until you get reappointed or you don’t want to serve anymore, and then they bring somebody else.”

21. Commissioner Olivarez:

“Okay. So that’s why this came about. I knew it was something, but the Mayor came in and explained how it works.”

22. Commissioner Martinez:

“And she was sworn in the first time. She doesn’t have to get sworn in every two years?”

23. Interim Executive Director Rudy Hernandez:

“The only thing about it is, when you get sworn in, your term continues. Every two years you get reappointed.

24. Let’s say you came in January 1st, 2026. Okay, so you run all of ’26, you run all of ’27, and beginning January 2028, you have to get reappointed.”

25. Commissioner Aguirre:

“Well, you might want to talk to the Mayor about that because he said once you’re sworn in, you don’t have to get sworn in again as long as you’re staying in the same position.”

26. Interim Executive Director Rudy Hernandez:

“Right. You could sit there forever—for life.”

27. Commissioner Aguirre:

“Yeah, but you don’t have to get sworn in again.”

28. Board Discussion:

The Board discussed previous swearing-in ceremonies and the process historically used for Commissioner appointments and reappointments.

29. Interim Executive Director Rudy Hernandez:

“It used to be that when there was an official appointment, the Executive Director would write the list, recommend or suggest [appointments], take the list to the Mayor, and the Mayor would decide whether to keep/reappoint you or appoint somebody else.

30. That’s what it used to be.

31. I don't have an issue with anybody."

32. _____

33.45. NEED TO APPOINT A FIFTH COMMISSIONER AND BOARD CHAIR

34. **Interim Executive Director Rudy Hernandez:**

"Okay, so I went over the waiting list, I went over the vacancies, the remodel updates.

35. Commissioners' comments—are we going to go over the credit card statements?"

36. **Board Member [Speaker unclear]:**

"It's not on the [agenda]."

37. **Commissioner Olivarez:**

"I have a question.

38. Okay, we're going to need another person. We're going to get another Commissioner?"

39. **Interim Executive Director Rudy Hernandez:**

"Once the Commissioner gets appointed, we go out and vote [for officers]."

40. **Board Discussion:**

The Board discussed how officer elections would occur after the fifth Commissioner was appointed.

41. **Interim Executive Director Rudy Hernandez:**

"We usually have elections in April when our fiscal year starts. So that's what we go by.

42. But now that Mr. Pacheco is not here, who was our Board Chair, you have to step into the Board Chair for now.

43. Okay, so when we get the fifth person, then we'll present it and go for elections again."

44. **Commissioner Olivarez:**

"Okay. So, do we have to decide tonight to assign somebody to be the Chairperson?

45. Do you know if the Mayor had somebody in mind?"

46. **Board Member [Speaker unclear]:**

"It was a surprise to me."

47. **Commissioner Martinez:**

"I don't have Facebook, but [inaudible/unclear]. That's what somebody told me."

48. **Board Discussion:**

The Board discussed that recommendations could potentially be provided to the Mayor, but the Mayor was not necessarily required to accept those recommendations.

49. **Commissioner Olivarez:**

"I can handle everything, but I believe—I've never been good with numbers. That's why, when it comes to the budget and all that, you know what you're doing.

50. I've never been good with numbers.

51. I can handle everything that comes with this position."

52. _____

53.46. REMODEL UPDATES

54. **Commissioner Olivarez:**

"Okay, so where are you guys with the remodel updates?"

55. **Interim Executive Director Rudy Hernandez:**

"We have one completed."

56. **Board Member [Speaker unclear]:**

"Two."

57. **Commissioner Olivarez:**

“Okay. Anything else to add to that?”

58. **Board/Staff Member [Speaker unclear]:**

“No.”

59. **Commissioner Olivarez:**

“Okay, so Number 10, Commissioners’ Comments.”

60. _____

61.47. COMMISSIONER COMMENTS – PARKING LOT CONDITIONS

62. **Commissioner Olivarez:**

“Can I mention that Ms. Shoemaker took me to go see the apartments?”

63. I told her that the parking lots [inaudible/unclear]. They were working on it, and we asked a Commissioner how much he would charge us.

64. It would be half of our budget for the year. He said \$68,000.”

65. **Board Discussion:**

The Board discussed the condition and ownership of parking areas/streets associated with Housing Authority properties.

66. **Interim Executive Director Rudy Hernandez:**

“The parking lot belongs to the Housing Authority.

67. Encino belongs to the City. I’ve shown it to them I don’t know how many times, and they say it’s not theirs.

68. It was dedicated to them back in 1960, I want to say—the street.”

69. **Board Member [Speaker unclear]:**

“Who is this?”

70. **Interim Executive Director Rudy Hernandez:**

“[Inaudible/unclear.]”

71. **Board Discussion:**

Possible repair options were discussed, including contacting a crack-and-seal contractor to obtain information or pricing for repairs.

72. **Interim Executive Director Rudy Hernandez:**

“I can call Crack and Seal [company name to verify].

73. How much are you willing to spend on it?

74. I’ll just patch it up here. We can tell him to give us some information.”

75. **Board Discussion:**

The Board further discussed the large and small parking lots and areas that may require repairs.

76. _____

77.48. APARTMENT REMODELING AND RESIDENT CONDITIONS

78. **Interim Executive Director Rudy Hernandez:**

“Let me tell you something. We’ve been getting a lot of comments on the way we’re remodeling these apartments.

79. We’re spending a pretty penny, but we’re getting a lot of compliments on how the apartments are looking.

80. ‘Hey, what are y’all doing?’

81. Hey, we’re just fixing it up.

82. I think our tenants deserve better. I really do.

83. It’s worth it.

84. If you're doing an inspection expecting the place to be nice when you inspect it, well, they're expecting it to be nice when they move in to begin with.
85. So, I really like doing that."
86. **Board Member [Speaker unclear]:**
"Yeah."
87. **Interim Executive Director Rudy Hernandez:**
"You're looking at anywhere around maybe \$20,000 per unit. That's including labor and material."

88.

89.49. PROCUREMENT AUTHORITY AND REMODELING EXPENDITURES

90. **Commissioner Olivarez:**
"I think at the beginning we agreed that the Executive Director was allowed to make decisions and spend up to an amount. An amount was given.
91. Was it over \$50,000?"
92. **Board/Staff Member [Speaker unclear]:**
"It's \$100,000."
93. **Interim Executive Director Rudy Hernandez:**
"It's \$100,000 because that's the Procurement Policy."
94. **Commissioner Olivarez:**
"That's procurement. That's what it says?
95. Because I remember at the beginning—I remember notes and I wrote it down—unless it was a certain amount, they were able to buy or spend or whatever.
96. We have to look at it."
97. **Interim Executive Director Rudy Hernandez:**
"What she's trying to say is there's a certain amount that you can spend.
98. We're paying the contractor. The contractor is not buying the material. We're buying the material.
99. So, we go buy the material at Home Depot, and he gets it and does the work. He doesn't touch anything else.
100. So that keeps the cost of the contract lower."
101. **Commissioner Olivarez:**
"Okay. Is that what you're saying? It's \$100,000 that you can spend without [additional approval]?"
102. **Interim Executive Director Rudy Hernandez:**
"Yeah. That's procurement.
103. It could be \$50,000. I could be wrong, but procurement says \$100,000."
104. **Commissioner Olivarez:**
"Let's work together."
105. **Interim Executive Director Rudy Hernandez:**
"Thank you. Thank you. I appreciate it. I really do."
106. **Commissioner Olivarez:**
"When I started, it was discussed here, and I know that it said [inaudible/unclear] if it's over a certain amount.
107. But it's okay for now. Fifty or one hundred thousand—we'll verify it."
- 108.
-

109. 50. CHECK-SIGNING PROCEDURES

110. Commissioner Olivarez:

“Okay, so we’re still under Commissioners’ Comments.

111. Rudy, try to use, when possible, rotation to sign checks.”

112. Interim Executive Director Rudy Hernandez:

“Okay. Can I say something on that?

113. You can call me. Tell me, ‘I’m available to sign checks.’

114. Now, payroll gets direct deposit, so there are no signatures needed on that.

115. Visa gets paid online. [Other account/vendor unclear] gets paid online. There are no signatures on that.

116. But you get copies of the statements and everything.”

117. Interim Executive Director Rudy Hernandez:

“My rebuttal is, I get so busy, I forget.

118. I mean, Wednesday morning, I get up here, I get pulled away, start doing this, start doing that, and it’s 3:00 in the afternoon—payroll.”

119. Commissioner Olivarez:

“Whatever purchases—you know what I mean—if you’re going to need a signature, no problem.

120. And I like that you say you don’t want checks to leave the office, which is good.”

122. 51. UNSIGNED CHECKS LEAVING THE OFFICE

123. Commissioner Olivarez:

“If you remember, that didn’t come from me, okay?

124. It’s not mandatory or anything like that. The word is ‘preferred.’

125. It is preferred by HUD that unsigned checks not leave the office for signature because of the liability.

126. And you know what? It’s always been okay.

127. I have not signed in months except that time that I came in here.

128. Have I refused to sign checks?”

129. Board/Staff Member [Speaker unclear]:

“No.”

130. Commissioner Olivarez:

“Okay. This is where I had a problem.

131. I’m not going to burst it out, but this is what I had a problem with:

132. You have two required signatures, okay?

133. Commissioner A [signs] here. Commissioner B [signs] over here.

134. Okay, this one is [inaudible/unclear]. This one is out of town. Commissioner [inaudible/unclear] goes out of town.

135. You know what I mean?

136. That will become a problem.

137. But anyway [inaudible/unclear].”

139. 52. FINAL STAFF DISCUSSION – PROGRAM PARTICIPANT INFORMATION

140. Interim Executive Director Rudy Hernandez:

“Can I have a motion to adjourn?”

141. **Program Specialist Ken Pridgeon:**
“Okay, this guy [inaudible/unclear].
142. They gave me a list of about 30 houses—the names of people who are possibly not doing their income correctly.
143. But anyway, I’ll address it all.
144. So how do I find out where these folks live other than having to pull up all their names?”
145. **Interim Executive Director Rudy Hernandez / Board Discussion:**
“Public Housing, Section 8?”
146. **Program Specialist Ken Pridgeon:**
“Public Housing, Section 8.”
147. **Board/Staff Discussion:**
A brief discussion followed concerning identifying whether individuals were Public Housing or Section 8 participants and locating the applicable participant records.
148. **Program Specialist Ken Pridgeon:**
“[Rudy] just completed this problem off the top of his mind. It’s amazing.
149. How many years of experience?”
150. **Interim Executive Director Rudy Hernandez:**
“It’ll be 29 this August.”
151. _____
152. **53. MOTION TO ADJOURN**
153. **Interim Executive Director Rudy Hernandez:**
“Let me go back. I need a motion to adjourn.”
154. **Commissioner Martinez:**
“Motion.”
155. **Commissioner Rita [Last Name to Verify]:**
“Second.”
156. **Interim Executive Director Rudy Hernandez:**
“All in favor?”
157. **Board Members:**
“Yes.”
158. **Interim Executive Director Rudy Hernandez:**
“Motion carries, 3–0.
159. Thank you, ladies and gentlemen.”
160. **ACTION:** Motion to adjourn carried by a vote of **3–0**.
161. **MEETING ADJOURNED AT 7:13 P.M.**

TEMS REQUIRING VERIFICATION FROM THIS PORTION

1. **Organizational Chart:** Verify the exact organizational chart presented and whether it was informational only or intended for formal adoption.
2. **Commissioner Terms:** The Board discussed the appointment, reappointment, and swearing-in process. Because Commissioner terms are a legal/governance matter, the actual appointment records should be used to confirm expiration dates rather than relying solely on the discussion.

3. **Commissioner Olivarez:** The discussion indicates that Commissioner Olivarez originally filled another Commissioner's position and subsequently discussed her term status with the Mayor.
4. **Board Chair:** Following Mr. Pacheco's departure, the discussion indicates that Commissioner Olivarez would serve in the Board Chair role temporarily. Verify whether a formal motion or officer succession provision authorized this.
5. **Fifth Commissioner:** The Board discussed obtaining a replacement Commissioner and conducting officer elections after the Board returned to five members.
6. **Remodels:** Staff reported approximately one to two completed remodels. Verify the exact number as of the meeting date.
7. **Parking Lot Estimate:** Approximately **\$68,000** was mentioned for parking-lot work. Verify the contractor, scope, and whether this was a formal written estimate.
8. **Property Ownership:** The discussion referenced Housing Authority and City responsibility for particular parking lots/streets, including **Encino**. Property and dedication records should be checked before treating the discussion as a formal determination of ownership.
9. **Remodeling Costs:** Rudy Hernandez estimated approximately **\$20,000 per unit**, including labor and materials.
10. **Procurement Threshold:** The discussion referenced both **\$50,000 and \$100,000**. Rudy Hernandez believed the Procurement Policy provided a \$100,000 threshold but expressly stated that he could be mistaken. **The actual Procurement Policy should be reviewed before either amount is entered into the final minutes as an established limit.**
11. **Materials and Contractor:** Rudy Hernandez explained that the Housing Authority purchases remodeling materials directly, including purchases from Home Depot, while the contractor provides the work/labor.
12. **Check Signatures:** Commissioner Olivarez requested greater rotation among authorized Commissioners when checks require signatures.
13. **Checks Leaving Office:** Commissioner Olivarez stated that it was "preferred" that unsigned checks not leave the office because of liability concerns. The exact source of this requirement or recommendation should be verified before attributing it specifically to HUD in the final approved minutes.

14. **Participant Income Discussion:** Ken Pridgeon referenced a list of approximately **30 households/persons** whose reported income might require review. Because this concerns participant information, the final public minutes should avoid identifying individual participants unless legally required.

15. **Rudy Hernandez Experience:** Rudy Hernandez stated that he would have **29 years of experience as of August 2026**.

16. **Adjournment:** The motion to adjourn passed **3–0**, and the meeting was adjourned at **7:13 P.M.**

END OF PROVIDED MEETING TRANSCRIPTION