



Harlingen Affordable Housing Corporation  
SPECIAL BOARD MEETING  
Wednesday, August 21, 2024 @ 12:30 p.m.  
At the Administrative Building  
219 East Jackson Street, Harlingen, Texas 78550

**AGENDA**

Notice is hereby given that the above unit of government will hold a Special Meeting of its Board of Directors on Wednesday, August 21, 2024 @ 12:30 p.m. at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550.

The Harlingen Affordable Housing Corporation reserves the right, pursuant to Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

**I. OPENING**

1. Call to Order
2. Conflict of Interest – Alan Ozuna  
“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Are there any known conflicts of interest to disclose at this time?
3. Roll call/determination of a Quorum – Carlos Perez
4. Invocation – Mary Prieto
5. Pledge of Allegiance – Mary Prieto
6. Introduction of Staff, Visitors, and Guests – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Special Board of Directors Meeting of August 7, 2024.
9. Discussion and possible action on Resolution 1509 authorizing conveyance of New Hampshire property.

**II. ADJOURNMENT**

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 East Tyler Avenue, at the Harlingen Housing Authority, Administrative Building, 219 East Jackson Street, at the Los Vecinos Apartments, 702 South “M” Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and at the Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, August 16, 2024 at least 72 hours preceding the scheduled time of said meeting.

Dated this 16<sup>th</sup> day of August 2024

Ariana Valle, Administrative Assistant



Harlingen Affordable Housing Corporation  
Minutes of the Special Board of Directors Meeting  
Wednesday, August 7, 2024, at 12:30 p.m.  
At the Administrative Building 219 East Jackson Street, Harlingen, Texas 78550

**I. OPENING**

President Perez called the meeting to order on Wednesday, August 7, 2024, at 12:40 p.m. at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550. Remote Meeting via Telephone and Video Conference.

**CONFLICT OF INTEREST**

“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Attorney Alan Ozuna asked the board of directors are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

**ROLL CALL/DETERMINATION OF A QUORUM**

President Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Irma Sánchez Peña, Carlos Muñoz, María I. Borjas, and Bettina Elliott.

**INVOCATION**

Senior Property Manager, Mary Prieto gave the invocation.

**PLEDGE OF ALLEGIANCE**

Senior Property Manager, Mary Prieto gave the pledge of allegiance.

**INTRODUCTION OF STAFF, GUESTS, AND VISITORS**

President Perez suggested to skip introduction of staff, guests, and visitors. The Board agreed. In attendance starting with: Hilda Benavides, Chief Executive Officer, Cynthia Lucio, Chief Financial Officer, Mary Prieto, Senior Property Manager, Ariana Valle, Administrative Assistant, Visitors/Guests Alan Ozuna, Attorney, Norma Sepulveda, Mayor of City of Harlingen.

**PUBLIC COMMENTS**

No members of the public were present at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550, via telephone or video conference, and there were no public comments.

**CONSIDER AND TAKE ACTION TO APPROVE THE JULY 17, 2024, BOARD OF DIRECTORS MEETING MINUTES.**

After the Board reviewed them, President Perez entertained a motion to approve the July 17, 2024, Board of Directors meeting minutes. Director Muñoz made the motion to approve the April 17, 2024, Board of Director meeting minutes. Motion was seconded by Director Elliott and passed unanimously.

**EXECUTIVE SESSION PURSUANT TO GOVERNMENT CODE SECTION 551.072  
(REAL ESTATE DELIBERATION) REGARDING POSSIBLE CONVEYANCE OF  
REAL ESTATE.**

The Board of Directors did not convene in executive session.

**DISCUSSION AND POSSIBLE ACTION ON ITEMS DISCUSSED IN EXECUTIVE  
SESSION.**

Commissioner Muñiz made the motion to proceed as discussed in the Housing Authority's executive session.

Motion was seconded by Commissioner Elliott and passed unanimously.

**II. ADJOURNMENT**

President Perez entertained a motion to adjourn. Motion to adjourn was made by Director Muñiz. Motion was seconded by Director Elliott. Meeting was adjourned at 12:42 p.m.

Date: \_\_\_\_\_

\_\_\_\_\_  
President, Carlos Perez

\_\_\_\_\_  
Chief Executive Officer, Hilda Benavides

RESOLUTION NO. 1509

**A RESOLUTION OF THE HARLINGEN AFFORDABLE HOUSING CORPORATION AUTHORIZING THE SALE OF 30.761 ACRES OFF NEW HAMPSHIRE STREET FOR THE PURCHASE PRICE OF \$535,000 PLUS CUSTOMARY CLOSING COSTS AND AUTHORIZING THE APPROPRIATE AUTHORITY TO SIGN A CONTRACT FOR THE SALE OF THIS TRACT AND TO EXECUTE ALL NECESSARY CLOSING DOCUMENTS AND TO TAKE ALL STEPS NECESSARY TO CLOSE THE PURCHASE.**

**WHEREAS**, the Housing Authority of the City of Harlingen (HHA) owns a 30.761-Acre Tract of Land on New Hampshire Street, Harlingen, Texas (the Property); and

**WHEREAS**, Affordable Homes of South Texas, Inc. (AHSTI) desires to develop affordable housing on the Property and seeks to purchase the Property for that purpose; and

**WHEREAS**, the HHA is authorized Texas Local Government Code Sec. 392.056 to convey real property it owns; and

**WHEREAS**, the HHA Board of Commissioners has determined that the sale of this 30.761-acre tract to AHSTI is in furtherance of its mission to facilitate low-income housing and is in the public interest; and

**WHEREAS**, the Harlingen Affordable Housing Corporation, to the extent that it is required to authorize the sale, desires to do so;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AFFORDABLE HOUSING CORPORATION, INC., TEXAS, THAT:**

1. The Board of Directors grants all necessary authority to sell the Property to AHSTI for the development of affordable housing for \$535,000 plus customary closing costs.
2. If necessary, the Board President and/or Chief Executive Officer of the Corporation is authorized to execute any necessary document to effectuate the sale.

**PASSED AND APPROVED THIS 21st DAY OF AUGUST, 2024.**

**APPROVED:**

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Carlos Perez, President

**ATTEST:**

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Hilda Benavides, Chief Executive Officer/Board Secretary

**APPROVED AS TO FORM:**

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Alan T. Ozuna, General Counsel

2024 Schedule of Board Meetings  
For  
The Harlingen Housing Authority (HHA)  
and  
The Harlingen Affordable Housing Corporation (Non-Profit)

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 21, 2024	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 20, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 15, 2024	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 19, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, August 7, 2024	Special HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Special Non-Profit		12:30 P.M.
Wednesday, August 21, 2024	Special HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Special Non-Profit		12:30 P.M.
Wednesday, September 25, 2024	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 16, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 20, 2024	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 18, 2024	HHA	Le Moyne Gardens 3221 N. St. 25 <sup>th</sup> Harlingen, TX 78550	12:00 P.M.