



Board of Commissioners

Chairman Vice-Chair Commissioner Commissioner Commissioner Commissioner Commissioner  
Ramiro Cavazos Rebecca L. Galvan Richard Gambitta Noah Garcia Yolanda Hotman Stella Burciaga Molina Lisa Tatum

San Antonio Housing Authority  
Regular Board Meeting Agenda  
818 S. Flores Street  
San Antonio, Texas 78204  
**Thursday, September 4, 2008, 1:00 p.m.**

*Please Note: Citizens wishing to speak on issues not related to items posted on the agenda should sign the Citizens to be Heard roster prior to 2:00 p.m. Citizens will be given three minutes to speak. The Citizens to be Heard segment for Regular Board Meetings of the San Antonio Housing Authority will be scheduled for no sooner than 2:00 p.m., but the Board reserves the right to delay the Citizens to be Heard portion of the meeting to accommodate other public business.*

**DISABILITY ACCESS STATEMENT**

The meeting is wheelchair accessible. The accessible entrance is located at 818 S. Flores. Accessible parking spaces are also located at SAHA Main Office, 818 S. Flores. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting) by calling (210) 477-6288 V/TTY for assistance.

The Board of Commissioners will convene for a Regular Board Meeting in the Boardroom located within the San Antonio Housing Authority's Main Office on Thursday, September 4, 2008 at 1:00 p.m. for discussion and action on the following matters:

1. Meeting called to order.
2. Pledge of allegiance.
3. Presentations.
  - National NAHRO Awards of Merit
  - SAHA Leadership Graduation
4. Minutes.
  - [Minutes](#) of a Regular Board meeting held on August 7, 2008
  - [Minutes](#) of a Special Board meeting held on August 21, 2008 (Governance & Ethics)
  - [Minutes](#) of a Special Board meeting held on August 21, 2008 (Operations/HR)
  - [Minutes](#) of a Special Board meeting held on August 25, 2008 (Legal Advisory)

## INDIVIDUAL ITEMS FOR CONSIDERATION

### Items 5 - 23

5. Discussion and update regarding National Night Out Event. (Deborah Flach, Senior Vice President of Operations; Naomi Elliott, Director of Non-Profit) [Non-Profit](#) [Public Housing](#)
6. Consideration and approval regarding City of San Antonio Housing First scattered site program. (Deborah Flach, Senior Vice President of Operations; Naomi Elliott, Director of Non-Profit). [Memo](#)
7. Consideration and approval regarding the Veterans Affairs Supportive Housing (VASH) vouchers. (Deborah Flach, Senior Vice President of Operations; Corina Wilson, Acting Director of Assisted Housing Programs). [Memo](#)
8. Consideration and approval regarding contract for Riverside Apartments burn re-construction to Faith Roofing and Remodeling (MBE) not to exceed \$289,726.29. (Deborah Flach, Senior Vice President of Operations; Ramiro Maldonado, Asset Manager). [Memo](#)
9. Consideration and approval regarding employee benefits—medical, dental, vision, life, LTD, STD and Section 125 flexible spending accounts plan coverage for January 1, 2009-December 31, 2009. (Ed Hinojosa, Senior Vice President of Administration; Mary L. Morrison, Mercer representative; Diana Gutierrez, Director of Human Resources). [Memo](#)
10. Consideration and approval regarding Resolution No. 4911, authorizing the use of \$891,009 in Section 8 Moderate Rehabilitation Programs administrative fee reserves. (Ed Hinojosa, Senior Vice President of Administration; Diana Kolodziej Fiedler, Director of Finance and Accounting). [Memo](#) [Resolution](#)
11. Discussion regarding Email accounts of the San Antonio Housing Authority for the Board of Commissioners. (Ed Hinojosa, Senior Vice President of Administration; Chuck Modliszewski, Vice President of Technology and Communications)
12. Consideration and approval regarding Resolution No. 4906, a resolution revising the check signing authorization policy. (Ed Hinojosa, Senior Vice President of Administration; Diana Kolodziej Fiedler, Director of Finance and Accounting). [Memo](#) [Resolution #4906](#) [Resolution #4848](#)
13. Discussion and update regarding SAHA Customer Service Department. (Melanie Villalobos, Chief of Staff; Lori Mendez, Director of Customer Service).
14. Evaluation, review and potential selection of an executive search firm for the purpose of identifying candidates for the position of President & CEO of the San Antonio Housing Authority. (Melanie Villalobos, Chief of Staff; Le Ann Piatt, Vice President). [Memo](#)
15. Update regarding Werhling Associates, Inc.'s Compensation Analysis. (Gen. Alfred A. Valenzuela, Interim President & CEO).

16. Update on Mirasol Homes, Mirasol Buy-Back program, and Mirasol post Task Force Team. (Gen. Alfred A. Valenzuela, Interim President & CEO).
17. Update on the National Association of Housing and Redevelopment Officials' (NAHRO) 2008 National Conference Host Committee. (Gen. Alfred A. Valenzuela, Interim President & CEO).
18. \*Consideration and approval regarding the recruitment plan for the new President & CEO for the San Antonio Housing Authority. (Ed Hinojosa, Senior Vice President of Administration; Diana Gutierrez, Director of Human Resources). President & CEO Recruitment
19. \*Consideration and approval regarding the expenditure of additional funds in incidental costs related to addressing concerns at the Mirasol Homes development as requested by Edward Pape. (Deborah Flach, Senior Vice President of Operations; Edward Pape, Mirasol Homes).
20. \*Consideration and approval regarding Durango Midrise Apartments final approval. (Deborah Flach, Senior Vice President of Operations; Jim Plummer, Fulbright & Jaworski). Memo
  - a. A public hearing regarding the real property tax exemption for the Durango Midrise Apartments project.
  - b. A written Resolution 4912 authorizing the Durango Midrise transaction, including the issuance of tax exempt bonds by the San Antonio housing finance corporation, loans and equity contributions from SAHA including a HOPE VI loan, and a home loan by the city of San Antonio; the sale of the land for the transaction to the Las Varas Public Facility Corporation and the lease of such land to Durango Midrise LP; the acquisition of the membership interest by the Las Varas Public Facility Corporation in Durango Midrise GP, LLC; Las Varas Public Facility Corporation to serve as the general contractor; execution of all documentation necessary to carry out the transaction; and other matters in connection therewith. Resolution
  - c. Resolution No. 08FIN-09-01, authorizing the San Antonio Housing Finance Corporation multifamily housing revenue bonds (Durango Midrise Apartments project) series 2008a and the San Antonio Housing Finance Corporation multifamily housing revenue bonds (Durango Midrise Apartments project) series 2008b; and other matters in connection therewith. Resolution
  - d. Resolution No. 08LVPPFC-09-01, authorizing the Durango Midrise transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land to Durango Midrise LP; and authorizing the acquisition of the membership interest in Durango Midrise GP, LLC; and authorizing Las Varas Public Facility corporation to serve as the general contractor; and other matters in connection therewith. Resolution
21. Discussion of future board items.
22. \*Closed Session:
  - Real Estate**
    - Deliberate the management, purchase, exchange, lease, or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas

Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Update on Mirasol Homes
- Update on Durango Midrise Apartments
- Update on San Juan II
- Update on Converse Ranch I & II
- Update on Consolidation Appropriations Act, 2008

### **Personnel**

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against and officer or employee and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Texas Government Code 551.071 and 551.074, legal advice on personnel regarding recruitment plan for the new President and CEO.

### **Legal**

Legal advice regarding related to pending or contemplated litigation, settlement offers, or other matters involving legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion on proposed audits.

23. **Citizens to be Heard at 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should sign the Citizens to be Heard roster prior to 2:00 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than nine (9) minutes.

Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an officer or a Board member, and follow the same speaking rules as individuals. The Board thanks you for coming to the meeting.

24. Adjournment.

\*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting at any other item, whether it has an asterisk or not, when the Board determines there is a need, and a closed meeting is permitted under Chapter 551 of the Texas Government Code that permits the closed meeting.