



Board of Commissioners

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**San Antonio Housing Authority
Operations and Human Resources Committee Or
Special Board Meeting**
818 S. Flores Street
San Antonio, TX 78204
Thursday, March 26, 2009
3:30 pm**

The Board of Commissioners will convene for a Committee or Special Board Meeting in the Boardroom located within the San Antonio Housing Authority for discussion and action on the following matters:

1. Meeting called to order.
The Board of Commissioners or its committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or committee reserves the right to enter into closed meeting at any time during the course of the meeting. *
2. Consideration and appropriate action regarding contract award to Community News Publisher (MBE) for Hosted Web Based Live Feed Video & Audio Broadcasting for \$27,251.00, for a period of one (1) year, with possible extensions. (Ed Hinojosa, Chief Financial Officer; Chuck Modliszewski, Vice President of Technology & Communications). [Memo](#) [Bid Tabulation](#)
3. Presentation, discussion and appropriate action regarding Resolution No. 4925, regarding the 2009 Agency Plan. (Deborah Flach, Chief Operating Officer; Lori Mendez, Director of Customer Care). [Memo](#) [Resolution Executive Summary](#) [Draft Plan](#)
4. Discussion and appropriate action regarding the American Recovery and Reinvestment Act of 2009. (Ed Hinojosa, Chief Financial Officer; Deborah Flach, Chief Operating Officer).
 - a) Resolution No. 4927, regarding the American Recovery and Reinvestment Act of 2009, authorizing: the execution of a Capital Fund Program amendment to the Consolidated Annual Contributions contract with the U.S. Department of Housing and Urban Development; the acceptance of funds made available pursuant to such amendment; compliance with the terms of the amendment; and other matters in connection therewith. [Memo](#) [Resolution Formula Funding Presentation](#)
 - b) Consideration and appropriate action regarding contract award to Alamo Architects, B&A Architects, RPGA Architects, RVK Architects and WestEast Design Group not to exceed \$1,840,000.00 over a period of Two Years, with possible extensions. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#) [Request for Qualifications](#) [Bid Tabulation](#)

5. Consideration and appropriate action regarding contract award to Gametime Inc. not to exceed \$418,511.00 over a period of One Year, with possible extensions. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#)
6. Consideration and appropriate action regarding contract award for purchase of new appliances: 100 refrigerators and 100 ranges at Blanco Apartments for a sum of (not to exceed) \$101,500.00 to HD Supply under their current contract. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#)
7. Consideration and appropriate action regarding contract for the removal of existing and installation of new aluminum storefronts and doors throughout Blanco Apartments for a sum of (not to exceed) \$500,000.00 to Alpha Building Corporation. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#)
8. Consideration and Approval of Various Site and Fencing Improvement Contracts at Cheryl West, Cassiano Homes, Frank Hornsby, Highview, Lincoln Heights, Monterrey Park, Morris Beldon, Tarry Towne and Wheatley Courts to various general contractors. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#)
9. Consideration and appropriate action regarding VIA Metropolitan Transit easement for Lincoln Heights Courts, Poplar at Hamilton Street. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo Agreement](#)
10. Consideration and appropriate action regarding CPS Electric Services at Cassiano Homes. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). **Staff requests that this item be pulled.**
11. Consideration and appropriate action regarding policy for leasing non-dwelling units. (Deborah Flach, Chief Operating Officer; Michael Bond, Director of Public Housing).
[Memo Administrative Procedures Policies](#)
12. Consideration and appropriate action regarding contract award to For Rent Magazine Media Solutions to advertise Non-Profit Housing properties for a period not to exceed one (1) year with the possibility of four (4) additional one-year extensions. (Deborah Flach, Chief Operating Officer; Naomi Elliott, Director of Non-Profit Housing). [Memo Apartment Marketing](#)
13. Consideration and appropriate action regarding extension of contract for waste disposal services with Waste Management of Texas Inc. for a period not to exceed one (1) year. (Deborah Flach, Chief Operating Officer; Naomi Elliott, Director of Non- Profit Housing). [Memo](#)
14. Consideration and appropriate action regarding extension of contract for Housing Quality Standards Inspections (HQS) for the Assisted Housing Programs to Sterling Co's Inc. (MBE) for a period of one year, not to exceed \$221,200. (Deborah Flach, Chief Operating Officer; Corina Wilson, Director of Assisted Housing Programs). [Memo](#)

15. Consideration and appropriate action regarding Resolution No 4926, approving the revised utility allowance schedule for tenant-furnished utilities and other services for the Section 8 Housing Choice Voucher Program. (Deborah Flach, Chief Operating Officer; Corina Wilson, Director of Assisted Housing Programs). [Memo](#) [Resolution](#)

16. *Consideration and appropriate action regarding contracts for landscaping and grounds maintenance at various SAHA and its affiliated properties to A & S Landscaping Services (MBE), Benny's Lawn and Garden Service, Inc. (MBE), Cantu Landscaping (MBE), Rios Tree Service, Inc. (MBE) and Wahl Landscape, Inc. through November 5, 2009 not to exceed and aggregate total of \$261,380.00 (Deborah Flach, Chief Operating Officer; Michael Bond, Director of Public Housing).
[Memo](#) [Bid Tabulation](#)

17. *Consideration and appropriate action to negotiate and execute a contract for Property Management services for Durango Mid-Rise Apartments. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services). [Memo](#) [Bid Tabulation](#)

18. *Consideration and appropriate action regarding the donation of 1406 Michigan. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).
[Memo](#) [Resolution](#) [Attachment](#)

19. *Update and discussion regarding Artisan at San Pedro Springs (Swift). (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).

20. *Consideration and appropriate action regarding designation of President and Chief Executive Officer of the San Antonio Housing Authority to serve as Secretary/Treasurer of all affiliated corporations.
[Memo](#) [Resolution](#) [Development Corp. Resolution](#) [Finance Corp. Resolution](#)

21. *Closed Session:
 - a) Texas Government Code 551.071 and 551.072, legal advice regarding Durango Mid-Rise.
 - b) Texas Government Code 551.071 and 551.072, legal advice regarding 1406 Michigan.
 - c) Texas Government Code 551.071 and 551.072, legal advice regarding Artisan at San Pedro Springs (Swift).
 - d) Texas Government Code 551.071, legal advice regarding landscaping and grounds maintenance contract.
 - e) Texas Government Code 551.071 and 551.074, legal advice regarding designation of President & CEO.

22. 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.

** Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full board, unless the full Board is present.