



Board of Commissioners

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Richard Gambitta

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Noah Garcia

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Yolanda Hotman

Commissioner
Stella Burciaga Molina

Commissioner
Lisa Tatum

San Antonio Housing Authority
Regular Board Meeting Agenda
818 S. Flores Street
San Antonio, Texas 78204
Wednesday, April 8, 2009, 11:00 a.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 pm., 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 Wednesday, April 8, 2009 at 11:00 a.m. for discussion and action on the following matters:

1. Meeting called to order.

The Board of Commissioners 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 reserves the right to enter into closed meeting at any time during the course of the meeting.

2. Pledge of allegiance.

3. Presentation of Section 8 Family Self-Sufficiency Escrow.

4. Minutes.

- [Minutes](#) of a Special Board meeting held on February 24, 2009
- [Minutes](#) of a Special Board meeting held on February 25, 2009
- [Minutes](#) of a Special Board meeting held on February 26, 2009
- [Minutes](#) of a Special Board meeting held on February 27, 2009
- [Minutes](#) of a Special Board meeting held on March 3, 2009 (Ops/HR Committee)
- [Minutes](#) of a Regular Board meeting held on March 5, 2009
- [Minutes](#) of a Special Board meeting held on March 8, 2009

CONSENT AGENDA – OPERATIONS AND HUMAN RESOURCES
Items 5-12

5. Consideration and approval to ratify contract for upgrades and modernization for the two elevators at Blanco Apartments for a sum not to exceed \$100,735.00 to South Texas Elevator, Inc., for a period of one (1) year, with possible extensions. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services; Stacy Padgett, Director of Procurement). [Memo](#)
6. Consideration and approval 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](#)
7. Consideration and approval 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; Stacy Padgett, Director of Procurement). [Memo Bid Tabulation](#)
8. Consideration and approval regarding contract award to For Rent Magazine Media Solutions to advertise Non-Profit Housing properties, not to exceed \$75,400 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; Stacy Padgett, Director of Procurement). [Memo Bid Tabulation](#)
9. Consideration and approval to ratify the extension of contract for waste disposal services with Waste Management of Texas Inc., not to exceed \$952,000.00, for a period not to exceed one (1) year. (Deborah Flach, Chief Operating Officer; Naomi Elliott, Director of Non-Profit Housing; Stacy Padgett, Director of Procurement). [Memo](#)
10. Consideration and approval to ratify one (1) week extension and extend annual 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; Stacy Padgett, Director of Procurement). [Memo](#)
11. Consideration and approval 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 Attachment](#)
12. Consideration and approval regarding Resolution No. 4928, approving the designation of President and Chief Executive Officer of the San Antonio Housing Authority to serve as Secretary/Treasurer of all affiliated corporations. [Memo Resolution](#)

INDIVIDUAL ITEMS FOR CONSIDERATION

Items 13-30

13. Consideration and approval 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; Stacy Padgett, Director of Procurement). [Memo](#)
14. Consideration and approval regarding contract for financial and compliance audit services for SAHA and affiliated entities. (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting). [Memo](#) [Bid Tabulation](#) [Presentations](#)
15. Consideration and approval 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; Stacy Padgett, Director of Procurement).
[Memo](#) [Bid Tabulation](#)
16. Presentation, discussion and approval regarding Resolution No. 4925, regarding the 2009 Agency Plan. (Deborah Flach, Chief Operating Officer; Lori Mendez, Director of Customer Care).
[Memo](#) [Memo-legal aid](#) [Memo-Admin plan](#) [Resolution Agency Plan](#) [Executive Summary](#)
17. President's Report:
 - Update and discussion regarding future procurement activities. [Memo](#)
 - Update and discussion regarding current Housing Choice Voucher (Section 8) activities.
 - Update and discussion regarding playground improvements.
18. *Consideration and approval of 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.. (Ed Hinojosa, Chief Financial Officer; Deborah Flach, Chief Operating Officer).
19. *Update and discussion regarding the donation of 1406 Michigan. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).
20. *Consideration and approval 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; Stacy Padgett, Director of Procurement).
21. *Consideration and approval regarding Sutton Homes mixed finance transaction. (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).
22. *Consideration and approval regarding Mirabella transaction. (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).

23. *Consideration and approval to ratify contract with Ogletree Deakins Nash Smoak & Stewart P.C. (Tim Alcott, Chief Legal Officer).
24. *Consideration and appropriate action regarding settlement with VR Enclave Limited Partnership. (Tim Alcott, Chief Legal Officer).
25. *Consideration and potential resolution/settlement regarding construction contract claims with GFP.
26. *Update on Mirasol Homes. (Ed Hinojosa, Interim President/CEO; Deborah Flach, Chief Operating Officer).
27. * Discussion regarding status of Chief Executive Officer (CEO) contract and other transition issues.
28. *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 Litigation
- Update on Durango
- Update on Artisan Park Townhomes
- Update on Converse Ranch II
- Update on Sutton Homes
- Update on Mirabella
- Update on Enclave

Consultation with Attorney

Deliberate current and potential legal matters and litigation, pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Construction contract claims with GFP

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 an 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)

- Update on status of Chief Executive Officer (CEO) contract and other transition issues.

29. Discussion of future board items.
30. **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.

31. 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.