



---

Board of Commissioners

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

---

Operations and Human Resources Committee

Richard Gambitta, Chair, Yolanda Hotman, Member; Lisa Tatum, Member

---

**San Antonio Housing Authority  
Operations and Human Resources Committee Or  
Special Board Meeting\*\*  
818 S. Flores Street  
San Antonio, TX 78204  
April 29, 2009  
9:00 a.m.**

**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 a one-year contract extension to Seven Wells Pool Management Company (WBE) for repair services on the swimming pools within the Non-Profit portfolio of the San Antonio Housing Authority for an amount not to exceed \$51,800.00. (Deborah Flach, Chief Operating Officer; Naomi Elliott, Director of Non Profit Housing; Stacy Padgett, Director of Procurement). [Memo](#)
3. Consideration and appropriate action regarding contract for the abatement of the lead-based paint at various buildings at Wheatley Courts for \$465,275.00 to LVI Facilities Services, Inc. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities & Construction Services; Stacy Padgett, Director of Procurement). [Memo Bid Tabulation](#) [Summary of Work](#)
4. Discussion regarding contracts for Architectural/Engineering Services for interior, exterior and systems upgrades at Lewis Chatham Apartments, and modernization of the elevators and fire/security systems at various senior properties. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities & Construction Services; Stacy Padgett, Director of Procurement).  
[Memo Scope of work for Lewis Chatham Apartments](#)  
[Scope of Work for Modernization of Elevator & Fire Alarm Systems](#)
5. Consideration and appropriate action regarding Resolution No. 4935, approving the check signing authorization policy. (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting). [Memo Resolution](#)

6. \*Consideration and appropriate action regarding Payment in Lieu of Taxes (PILOT) funding agreement with the City of San Antonio. (Jim Plummer, Fulbright & Jaworski).  
[Memo Funding Agreement](#)
7. \*Consideration and appropriate action regarding Resolution 4392, regarding the purchase of the Converse Ranch II Apartments and authorization for the financing therefore, including Replacement Housing Factor Funds and a Frost Bank loan. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).  
[Memo SAHA Resolution Facility Resolution Certificate of Formation Company Agreement Consent of Sole Member in Lieu of Organizational Meeting](#)
8. \*Update on Mirasol Homes litigation. (Tim Alcott, Chief Legal Officer).
9. \*Closed Session:
  - Texas Government Code 551.071 and 551.074 legal advice regarding personnel matters, including possible reassignment, disciplinary or dismissal actions.
  - Consultation with Attorney, pursuant to Texas Government Code Sec. 551.071 (consultation with attorney), regarding Step 5 grievance appeal process.
  - Consultation with Attorney, pursuant to Texas Government Code Sec. 551.071 (consultation with attorney), regarding pending claims from former employees.
  - Texas Government Code 551.071 and 551.072 legal advice and real estate matter, Update on Mirasol Homes litigation.

## 10. 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.