



Board of Commissioners

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

President & CEO

Lourdes Castro Ramirez

San Antonio Housing Authority
Regular Board Meeting Agenda
818 S. Flores Street
San Antonio, Texas 78204
Thursday, July 9, 2009, 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 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 Thursday, July 9, 2009 at 1:00 p.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. Ceremonial Items.

- Presentation recognizing Commissioner Noah Garcia for his service to the San Antonio Housing Authority.

4. Minutes.

- [Minutes](#) of a Regular Board meeting held on June 4, 2009

5. Presentation.

- Presentation of Procurement Assessment Review completed by the Bronner Group. (Lourdes Castro Ramirez, President and Chief Executive Officer; Ed Hinojosa, Chief Financial Officer)

6. Consideration and approval of Resolution 4971, adopting the Code of Ethics and revised conflict of interest and fraud prevention policies. (Ed Hinojosa, Chief Financial Officer; Melanie Villalobos, VP of Corporate and Employee Relations) [Memo Resolution](#) [Code of Ethics](#)

CONSENT AGENDA – OPERATIONS AND HUMAN RESOURCES

Items 7-22

7. Consideration and approval regarding Resolution 4950, adopting the SAHA Budget policy. (Ed Hinojosa, Chief Financial Officer; Diana Fiedler, Director of Finance and Accounting).
[Memo](#) [Resolution](#) [Budget Policy](#) [Budget Procedures](#)
8. Consideration and approval regarding Resolution 4951, authorizing the negotiation and execution of a Memorandum of Agreement (“MOA”) with the City of San Antonio, to provide supportive housing for 16 families at the Woodhill Apartments, in return for payments totaling \$163,200.00 for the period from June 1, 2009 to May 31, 2010. (Deborah Flach, Chief Operating Officer; Naomi Elliot, Director of Non-Profit). [Memo](#) [Resolution](#) [MOA](#) [Case Management Procedures](#)
9. Consideration and approval regarding Resolution 4954, authorizing the President and CEO to execute all documents for the extension of the following contracts: [Memo](#) [Resolution](#)
 - South Texas Elevator (WBE) for elevator maintenance and repair service, for a period of one (1) year, not to exceed \$137,140.00;
 - Simplex Grinnell for inspection, test and repair of fire alarm systems, for a period of one (1) year, not to exceed \$76,097.00;
 - A&S Landscaping (MBE) for landscaping and ground maintenance until November 5, 2009 not to exceed \$10,800.00;
 - Benny’s Lawn and Garden Service, Inc. (MBE) for landscaping and ground maintenance until November 5, 2009, not to exceed \$18,336.00;
 - Cantu Contracting, Inc. (WBE) for landscaping and ground maintenance until November 5, 2009, not to exceed \$85,000.00;
 - Wahl Landscaping, Inc. for landscaping and ground maintenance not to exceed \$11,940.00 until November 5, 2009; and
 - CNA Specialists, Inc. (SBE) for Uniformed Physical Condition Score (UPCS) inspections for a period of one (1) year not to exceed \$140,000.00(Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement).
10. Consideration and approval regarding Resolution 4956, ratifying change order No. 1 for \$8,269.52 and change order No. 2 for \$4,564.41, and extending the contract term to Faith Roofing & Remodeling for Riverside Apartments Building No. 11 reconstruction. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo](#) [Resolution](#)
11. Consideration and approval regarding Resolution 4957, ratifying change order No. 1 for \$11,374.44 to Home Depot for Blanco Apartments windows installation. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo](#) [Resolution](#)
12. Consideration and approval regarding Resolution 4958, ratifying change order No. 1 for \$17,443.00 to CPS Energy for Wheatley Courts electrical service distribution. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo](#) [Resolution](#)
13. Consideration and approval regarding Resolution 4959, ratifying change order No. 3 for \$100,336.00 and credit change order No. 4 for \$62,361.00 to Flagship/PDG for Blanco Apartments remediation contract. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo](#) [Resolution](#)

14. Consideration and approval regarding Resolution 4960, ratifying change order No.1 for \$38,967.00 to G.G. & G General Construction for Alazan Courts utility upgrades. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo Resolution](#)
15. Consideration and approval regarding Resolution 4962, ratifying credit change order No. 1 of \$609,200.00 and change order No. 2 for \$43,254.00, to Cleanology Service & Supply for Wheatley Courts Apartments' utility upgrades. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo Resolution](#)
16. Consideration and approval regarding Resolution 4968, ratifying credit change order No. 1 of \$465,588.00 and change order No. 2 for \$40,032.00, and approving change order No. 3 for \$356,558.40 to Cleanology Service & Supply for Lincoln Heights Courts utility upgrades. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo Resolution](#)
17. Consideration and approval regarding Resolution 4964, approving change order No.1 for \$5,114.00 to Deborah Dockery Architects, for Riverside Apartments Building No. 11 reconstruction. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo Resolution](#)
18. Consideration and approval regarding Resolution 4969, ratifying change order No. 1 for \$30,203.85, and approving change order No. 2 for \$898,505.60 and credit change order No. 3 for \$265,000.00 to Jerdon Enterprise L.P. for Cassiano Homes utility upgrades. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo Resolution](#)
19. Consideration and approval regarding Resolution 4970, approving an award of contract to CPS Energy for Cassiano Homes Electrical Distribution for \$211,837.00, for one (1) year, with the possibility of a one (1) year extension. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Acting Director of Facility & Construction Services). [Memo Resolution](#)
20. *Consideration and approval regarding Resolution 4952, authorizing the sale of 1406 Michigan to the City of San Antonio; and other matters in connection therewith. (Deborah Flach, Chief Operating Officer; Brad McMurray, Director of Real Estate Services).
21. *Consideration and approval regarding Resolutions 4953 and 09-FAC-07-01, confirming and ratifying structure of a loan agreement between Converse Ranch II, LLC, the San Antonio Housing Facility Corporation, and the Frost National Bank. (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).
22. *Consideration and approval regarding Resolution 4965 and 09LVPFC-07-01, authorizing (I) an increase in the amount of borrowed San Antonio Home Funds; (II) the borrowing of (A) Bexar County Home Funds, (B) Tax Credit Assistance Program Funds, (C) Texas Department of Housing and Community Affairs Home Funds, and (D) Texas Department of Housing and Community Affairs Housing Trust Fund Funds as a part of the Mirabella Apartments Financing (The "Project"); (III) filings to obtain and maintain debt financing and tax credits for the project; (IV) execution of all documentation necessary to carry out such transactions; and (V) other matters in connection therewith. (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).

INDIVIDUAL ITEMS FOR CONSIDERATION

Items 23-29

23. Consideration and approval of Resolution 4972, approving the extension of contract term for Young Professional Resources for design professional services for Alazan Apache Courts and Cassiano Homes water and sewer utility upgrade. (Ed Hinojosa, Chief Financial Officer; Stacy Padget, Director of Procurement).

24. * Update on Mirasol Homes litigation (Tim Alcott, Chief Legal Officer)

25. President's Report:

- Update and discussion regarding future procurement activities.
- Update and discussion regarding applications for competitive round of American Recovery and Reinvestment Act (ARRA) funding.
- Renewal of Agreement with City of San Antonio for Dwyer Center.
- Report on City Council District 1 Neighborhood Association Presidents meeting
- Update on Moving to Work agreement

26. *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 Converse Ranch II
- Update on Mirabella Apartments
- Update on 1406 Michigan
- Update on Mirasol Homes litigation

Consultation with Attorney

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

- Construction contracts

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)

- Personnel matters relating to construction contracts
- CEO performance measures

27. Discussion of future board items.

28. 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.

29. 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.