



Board of Commissioners

Chairman Vice-Chair Commissioner Commissioner Commissioner Commissioner  
Ramiro Cavazos Brian Herman Rebecca L. Galvan Richard Gambitta 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, January 14, 2010, 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, January 14, 2010 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. Minutes:

- [Minutes](#) of a Regular Board meeting held on December 3, 2009.
- [Minutes](#) of a Special Board meeting held on December 16, 2009.
- [Minutes](#) of a Special Board meeting held on December 22, 2009.

**CONSENT AGENDA**

**Items 4-8**

**Operations and Human Resources Committee**

4. Consideration and appropriate action regarding Resolution 5021, authorizing an award of a contract to Hybrid Envelope Innovations, LLC (SBE, VBE), for the Installation of New Sliding Glass Patio Doors at Villa Hermosa and Le Chalet, for an amount not to exceed \$96,510.00, for a period not to exceed two hundred and fifty (250) days from Notice to Proceed with the option to extend for extraordinary circumstances. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement; Ramiro Maldonado, Acting Director of Facilities and Construction Services). [Memo Resolution Bid Tab Ad List](#)

5. Consideration and appropriate action regarding Resolution 5025, authorizing an award of a contract to H. Karp Company (SBE) for the replacement of shingle roofs at Highview, Olive Park, Village East and Wheatley Courts Apartments, for an amount not to exceed \$665,394.00 for a period of two-hundred fifty days (250) from Notice to Proceed with the option to extend the contract for extraordinary circumstances. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement; Ramiro Maldonado, Acting Director of Facilities and Construction Services). [Memo Resolution Bid Tab Ad List](#)
6. Consideration and appropriate action regarding Resolution 5026, authorizing an award of a contract to Central Electric Enterprises & Company (SBE, MBE) for the Modernization of Elevators and Fire Alarm System at Fair Avenue, Marie Maguire, Park View, Victoria Plaza and Villa Tranchese, for an amount not to exceed \$3,091,100.00, for a period of twenty-four (24) months from Notice to Proceed with the option to extend the contract for extraordinary circumstances. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement; Ramiro Maldonado, Acting Director of Facilities and Construction Services). [Memo Resolution Bid Tab Ad List](#)
7. Consideration and appropriate action regarding Resolution 5015, revising the check signing authorization policy. (Ed Hinojosa, Chief Financial Officer; Diana Fiedler, Director of Finance and Accounting). [Memo Resolution Flowchart](#)
8. Consideration and appropriate action regarding Resolution 5017, authorizing the appointment of Assistant Secretary/Treasurers of the San Antonio Housing Facility Corporation, San Antonio Housing Finance Corporation, the Las Varas Public Facility Corporation and all other SAHA Affiliates. (Alejandra Villarreal, Acting Legal and Compliance Officer). [Memo Resolution](#)

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **Items 9-14**

9. Consideration and appropriate action regarding Resolution 5027, receiving the Independent Auditors' report for the year ending June 30, 2009. (Ed Hinojosa, Chief Financial Officer; Diana Fiedler, Director of Finance and Accounting; Padgett, Stratemann & Co., L.L.P.). [Memo Resolution Audit Letter of Conduct](#)
10. Consideration and appropriate action regarding Resolution 5022, authorizing the planning process to establish and maintain an open wait list for the Housing Choice Voucher program, and to create set-aside supportive service programs for special populations, including the disabled. (Corina Wilson, Director of Assisted Housing Programs). [Memo Resolution](#)
11. Discussion and update regarding the 2010 Agency Plan process, timeline and public hearings, to include the Moving to Work Plan and revisions to the Public Housing Admissions and Continued Occupancy Plan (ACOP) and the Housing Choice Voucher Administration Plan. (Melanie Villalobos, Public Affairs and Personnel Officer; Isaac Carreon, Director of Community Development Initiatives; Corina Wilson, Director of Assisted Housing Programs; Michael Bond, Director of Public Housing – Families; Lori Mendez, Director of Public Housing – Elderly/Disabled). [Memo](#)
12. Discussion and appropriate action regarding the schedule of 2010 Regular Monthly Board Meetings.

13. President's Report:

- Update regarding future procurement activities.
- Update regarding events calendar for January-February 2010.
- Update regarding SAHA recognition in Washington, DC, by the U.S. Department of Housing and Urban Development for accomplishments in the Disaster Housing Assistance Program (DHAP) - Katrina.
- Update regarding HR 3288 – 2010 HUD Appropriations
- Update regarding departmental achievements for 2009.
- Update regarding activities and discussions regarding Eastside and Westside development.
- Update regarding Lewis Chatham Apartments
- Update regarding Mayor Julian Castro's Job Summit.
- Update regarding NAHRO Legislative Conference, March 28-31, 2010.

14. \* Closed Session:

**Consultation with Attorney**

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

- Update on SAHA v. MAGI/KB Homes litigation; Cause No. 2007-CI-05258; *San Antonio Housing Authority v. MAGI Realty, Inc. d/b/a Mirasol Joint Venture Team*; in the 408<sup>th</sup> Judicial District Court of Bexar County, Texas.

15. Discussion of future board items.

16. **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.

17. 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.