



Board of Commissioners

Chairman	Vice-Chair	Commissioner	Commissioner	Commissioner	Commissioner	Commissioner
Ramiro Cavazos	Brian Herman	Karina C. Cantu	Rebecca Galvan	Richard Gambitta	Yolanda Hotman	Stella Burciaga Molina

Operations and Human Resources Committee

Richard Gambitta, Chair, Brian Herman, Member, Yolanda Hotman, Member
President & CEO

Lourdes Castro Ramirez

**San Antonio Housing Authority
Operations and Human Resources Committee Or
Special Board Meeting**
818 S. Flores Street
San Antonio, TX 78204
February 25, 2010
1:30 p.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. Update and discussion regarding the Homeless Services Voucher (HSV) program. (Corina Wilson, Director of Assisted Housing Programs). [Memo](#)
3. Consideration and appropriate action regarding Resolution No. 5035, authorizing an award of contract to Alamo Architects (SBE) for an amount not to exceed \$76,000 for professional services for the modernization of Victoria Plaza and O.P. Schnabel Apartments for a period of one year with the possibility 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 Tabulation](#) [Advertisement List](#) [Evaluation Process Summary](#)
4. Consideration and appropriate action regarding Resolution 5031, authorizing an award of contract to Durand-Hollis Rupe Architects, Inc. (DHR Architects) (MBE, SBE), for an amount not to exceed \$65,000 for professional services for the modernization of Fair Avenue and Matt Garcia Apartments for a period of one year with the possibility 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 Tabulation](#) [Advertisement List](#)
5. Consideration and appropriate action regarding Resolution No. 5034, authorizing an award of contract to Debra J. Dockery, Architects, PC (SBE, WBE), for an amount not to exceed \$59,643, for professional services for the modernization of College Park and Parkview Apartments, for a period of one year with the possibility 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 Tabulation](#) [Advertisement List](#)

6. Consideration and appropriate action regarding Resolution 5032, authorizing an award of contract to Paul Anthony & Associates, LLC (PA&A) (MBE, DBE, SBE), for an amount not to exceed \$46,920 for professional services for the modernization of Jewett Circle, Col. George J. Cisneros and Lila Cockrell Apartments, for a period of one year with the possibility 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 Tabulation Advertisement List](#)
7. Consideration and appropriate action regarding Resolution 5033, authorizing an award of contract to Rees San Antonio, inc. (MBE, SBE), for an amount not to exceed \$50,000 for professional services for the modernization of Kenwood North, Madonna and Villa Hermosa Apartments for a period of one year with the possibility 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 Tabulation Advertisement List](#)
8. Consideration and appropriate action regarding Resolution 5037, approving change order #1 for an amount not to exceed \$32,257.02 to Jamail Smith General Contractor for Burning Tree Apartments. (Ed Hinojosa, Chief Financial Officer; Ramiro Maldonado, Acting Director of Facilities and Construction Services). [Memo](#) [Resolution Change Order](#)
9. Update and discussion regarding the 2010 Legislative Agenda. (Melanie Villalobos, Public Affairs and Personnel Officer). [Memo](#)
10. *Consideration and appropriate action regarding Resolutions 5038 and 10POA-03-01 authorizing the purchase of the Pin Oak Apartments with Replacement Housing Factor Funds; the extension of the current Project Based Section 8 Program contract Between Pin Oak Apartments, Inc., and the U.S. Department of Housing and Urban Development (HUD); the dissolution of Pin Oak Apartments, Inc., and other matters in connection therewith. (Brad McMurray, Director of Real Estate Services).
[Memo](#) [SAHA Resolution](#) [Pin Oak Resolution](#)
11. *Consideration and appropriate action regarding Resolution 5039, and 10LVPFC-03-01, authorizing (i) San Antonio Housing Finance Corporation multifamily housing mortgage revenue bonds (The Mirabella Apartments project), series 2010; (ii) the borrowing of (a) additional City of San Antonio home funds; (b) Bexar County home funds, (c) Tax Credit Assistance Program funds, (d) Texas Department of Housing and Community Affairs home funds, and (e) Texas Department of Housing and Community Affairs Housing Trust Fund funds as a part of the Mirabella Apartments financing (the “project”); (iii) execution of all documentation necessary to carry out such transactions; and (iv) other matters in connection therewith. (Jim Plummer, Bond Counsel).
[Memo](#) [Resolution](#) [Las Varas Resolution](#) [Finance Resolution](#)
[Sources and Uses of Funds](#) [Proforma](#)
12. *Consideration and appropriate action regarding SAHFC Resolution 10FIN-03-02 and SAHA Resolution 5040, concerning the issuance of up to \$4,200,000 of Housing Revenue Bonds for the benefit of AGAPE Marbach Manor, Inc., a Texas non-profit corporation, its designee, an affiliate, a related person, or an entity of which any of the above will be a general partner or sole member (“The User”); authorizing the calling of a public hearing for such financing; seeking the approval of the Texas Attorney General; authorizing the reimbursement of funds expended by the user; and other matters in connection therewith. (Jim Plummer, Bond Counsel). [Memo](#) [SAHA Resolution](#) [Finance Resolution](#)

13. * 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 Pin Oak Apartments
- Update on Mirabella Apartments
- Update on Marbach Manor

14. 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.