



Board of Commissioners

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

President & CEO

Lourdes Castro Ramirez

San Antonio Housing Authority
Regular Board Meeting Agenda
818 S. Flores Street
San Antonio, Texas 78204
Thursday, March 4, 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, March 4, 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. Ceremonial Swearing in of Commissioner Karina C. Cantu.
4. Minutes:
- Minutes of a Special Board meeting held on January 8, 2010 (Ops/HR Committee).
- Minutes of a Special Board meeting held on January 26, 2010 (Ops/HR Committee).
- Minutes of a Regular Board meeting held on February 4, 2010.

CONSENT AGENDA
Operations and Human Resources Committee
Items 5-9

- 5. Consideration and approval 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

6. 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](#)
7. 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](#)
8. *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 and Development Services). [Memo](#) [SAHA Resolution](#) [Pin Oak Resolution](#)
9. *Consideration and appropriate action regarding Resolution 5039, 10FIN-03-01 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. (Brad McMurray, Director of Real Estate and Development Services).
[Memo](#) [SAHA Resolution](#) [Finance Resolution](#) [Las Varas Resolution](#)
[Proforma](#) [Sources & Uses of Funds](#)

ITEMS FOR INDIVIDUAL CONSIDERATION

Items 10-20

10. Update on the Resident Services Committee meeting held on February 19, 2010 at Blanco Apartments. (Yolanda Hotman, Chair, Resident Services Committee).
11. *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](#)
12. Consideration and approval regarding Resolution 5042, approving the 2009 Public Housing Programs Management Assessment Subsystem Managements Operations Certification. (Michael Bond, Director of Public Housing). [Memo](#) [Resolution](#) [Plan of Action](#)
13. Consideration and approval regarding Resolution 5043, authorizing an extension of a contract to Waste Management of Texas Incorporated for the disposal of waste at all SAHA facilities, for an amount not to exceed \$957,862.31, for a period of one (1) year. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement). [Memo](#) [Resolution](#)

14. Consideration and approval 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](#)

15. Consideration and approval 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](#)

16. Consideration and approval 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](#)

17. President's Report: [Memo](#)

- Update regarding future procurement activities. [Memo](#)
- Update regarding amendments to the Moving to Work plan.
- Update regarding Wheatley redevelopment discussions.
- Update regarding Housing Choice Voucher (HCV) funding due to Moving to Work designation.
- Update regarding the Living Cities funding application submitted by United Way and community partners.
- Update regarding staff visit to Portland and Seattle public housing authorities.
- Update regarding February 17-18 senior management planning retreat.
- Events calendar for March 2010-April 2010. [Calendar](#)

18. * 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 Cause No. 2009-CI-08711; *Jessie Arias, et. al v. KB Home, et. al*; in the 288th Judicial District Court of Bexar County, Texas. (Mirasol litigation).

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 and 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)

- Consideration of employee grievance(s).

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

19. Discussion of future board items.

20. **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.

21. 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.