



Board of Commissioners

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Commissioner  
Stella Burciaga Molina

Commissioner  
Lisa Tatum

San Antonio Housing Authority  
Regular Board Meeting Agenda  
818 S. Flores Street  
San Antonio, Texas 78204  
**Thursday, January 8, 2009, 9:30 a.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 11:00 a.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 11:00 a.m., 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 8, 2009 at 9:30 a.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 Special Board meeting held on November 12, 2008
  - [Minutes](#) of a Special Board meeting held on November 12, 2008 (Legal Committee)
  - [Minutes](#) of a Special Board meeting held on November 25, 2008 (Finance Committee)
  - [Minutes](#) of a Special Board meeting held on December 2, 2008 (Ops/HR Committee)
  - [Minutes](#) of a Regular Board meeting held on December 4, 2008.

## INDIVIDUAL ITEMS FOR CONSIDERATION

### Items 4-16

4. Consideration and approval regarding contract for Building 6 repairs at Burning Tree Apartments to Jamail & Smith Construction, not to exceed \$394,267.00 over a period of one (1) year with possible extensions. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#)
5. Consideration and approval regarding contract for pest control services for various SAHA and its affiliated properties to Pest Shield, ABC Pest, E Pest (MBE) for a period of one (1) year, not to exceed an aggregate total of \$148,539.00. (Deborah Flach, Chief Operating Officer; Michael Bond, Director of Public Housing). [Memo Bid Tabulation Scattered Sites](#) [Bid Tabulation Various Properties](#)
6. Consideration and approval regarding the electronic document archiving system. (Tim Alcott, Chief Legal Officer; Chuck Modliszewski, Vice President of Technology and Communications).  
[Memo Cost Summary](#) [Symantec Proposal](#) [Shi Government Solutions Proposal](#)
7. \*Update on Mirasol Homes. (General Alfred A. Valenzuela, Interim President & CEO; Deborah Flach, Chief Operating Officer). [Memorandum of Understanding \(MOU\)](#)
8. \*Update and discussion regarding Artisan Park Townhomes. (Deborah Flach, Chief Operating Office; Brad McMurray, Director of Real Estate Services).
9. \*Consideration and approval regarding Payment in Lieu of Taxes (PILOT) to the City of San Antonio. (Jim Plummer, Fulbright & Jaworski).
10. \*Consideration and approval regarding a loan commitment from Frost Bank for the financing on Converse Ranch Apartments, Phase II. (Deborah Flach, Chief Operating Officer; Ed Hinojosa, Chief Financial Officer; Jim Plummer, Fulbright & Jaworksi).
11. \*Update on Consolidation Appropriations Act. (Ed Hinojosa, Chief Financial Officer; Deborah Flach, Chief Operating Officer).
12. \*Consideration and appropriate action regarding appeal of former employee.
13. \*Update on President and CEO search. (Stacy Padgett, Director of Procurement; Jackie L. Gorman-Johnson, Allen Austin Executive Search Consultants).
14. \*Consideration and appropriate action regarding retaining the consultant services of the National Development Council. (Raquel Favela, National Development Council).
15. \*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 Consolidated Appropriations Act
- Update on Mirasol Homes
- Update on Durango Tax Credits
- Update on Converse Ranch Apartments, Phase II
- Update on Artisan Park Townhomes
- Update on PILOT payment to the City of San Antonio

### **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)

- Update on the President/CEO search
- Update on personnel matters, including possible reassignment, disciplinary, dismissal or grievance actions.

16. Discussion of future board items.

17. **Citizens to be Heard at 11:00 a.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 11:00 a.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.

18. 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.