



Board of Commissioners

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

San Antonio Housing Authority
Regular Board Meeting Agenda
818 S. Flores Street
San Antonio, Texas 78204
Thursday, October 2, 2008, 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 p.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, October 2, 2008 at 1:00 p.m. for discussion and action on the following matters:

1. Meeting called to order.
2. Pledge of allegiance.
3. Minutes.
 - Minutes of a Regular Board meeting held on September 4, 2008.
 - Minutes of a Special Board meeting held on September 9, 2008. (Refugio Street Public Facility Corp.)
 - Minutes of a Special Board meeting held on September 9, 2008.
 - Minutes of a Special Board meeting held on September 15, 2008.
 - Minutes of a Special Board meeting held on September 24, 2008. (Finance Committee)
4. Update on Committee meetings.

INDIVIDUAL ITEMS FOR CONSIDERATION
Items 5-23

5. Consideration and approval for the purchase of two (2) Crew Cab pickup trucks, with tool boxes, for Construction Services department at a cost not to exceed \$24,482.00 each through our Cooperative Purchasing Agreement with the Texas Comptroller of Public Accounts. (Ed Hinojosa, Chief Financial Officer; Stacey Padgett, Procurement Supervisor).
6. Consideration and approval regarding contract for fleet management services for SAHA and its affiliates to Automotive Resources International for a period of one (1) year, not to exceed \$462,621.00. (Ed Hinojosa, Chief Financial Officer; Patrick Bourcier, Director of Energy Initiatives).
7. Consideration and approval regarding contract for consulting and operating Café 818 to Hector Frausto (MBE) for a period of one (1) year, not to exceed \$51,600. (Ed Hinojosa, Chief Financial Officer; Chuck Modliszewski, Vice President of Technology and Telecommunications).
8. Consideration and approval on contracts for landscaping and grounds maintenance at various SAHA and its affiliated properties to: A&S Landscaping Services (MBE), Consolidated Services Group (MBE), R & C Landscape LLC (MBE), R & R Enterprises, and Wahl Landscape for a period of one (1) year, not to exceed an aggregate total of \$234,863.00. (Deborah Flach, Chief Operating Officer; Michael Bond; Director of Public Housing).
9. Consideration and approval regarding the City of San Antonio's Housing First scattered site program. (Deborah Flach, Chief Operating Officer; Naomi Elliott, Director of Non-Profit).
10. Consideration and approval regarding contract for the modification and upgrade to the water and sewer systems at Alazan Apache Courts for a period of one (1) year to G G & G General Construction, Inc. (MBE), not to \$185,000. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities & Construction Services).
11. Consideration and approval regarding contract for Cassiano Homes water, sewer and utility modifications to Jerdon Enterprise, L.P. for a period of one (1) year, not to exceed \$4,995,000.00. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities & Construction Services).
12. Consideration and approval regarding Change Order No. 1, for remediation of Blanco Apartments to Flagship, PDG, contract #0804-926-78-2750-2784, for a period of one (1) year, not to exceed \$172,176.00. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities & Construction Services).
13. Consideration and approval regarding contract for Electric Distribution Services at Lincoln Heights Courts to CPS Energy for a period of one (1) year not to exceed \$163,170.16. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities & Construction Services).

14. *Consideration and approval regarding request for funds allocation for project and cost proposal for environmental analysis of soil on Precious St. (Deborah Flach, Chief Operating Officer; Edward Pape, Mirasol Operations Director).
15. *Review and update on Monterrey Park Apartments refinancing. (Ed Hinojosa, Chief Financial Officer; Diana Kolodziej Fiedler, Director of Finance and Accounting).
16. *San Juan Square II (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).
 - a. Consideration and appropriate action regarding Resolution No. 4913, authorizing the San Juan Square II Apartments transaction, including the execution of all documentation necessary to carry out the transaction; authorizing all actions necessary to obtain funding for and complete construction of the project described herein; authorizing the borrowing, loan and/or grant of funds to complete said project; authorizing the replacement housing factor subgrant ; authorizing all actions necessary to obtain any additional funds needed for the project; authorizing any acts necessary to maintain allocations of low income housing tax credits for the project and the sale of such credits; approving the actions of the San Antonio Housing Facility Corporation and SAHA San Juan Square II, LLC regarding the project; and other matters in connection therewith.
 - b. Consideration and appropriate action regarding Resolution No. 08FAC-10-01, authorizing the San Juan Square II Apartments transaction, including the execution by the San Antonio Housing Facility Corporation of all documentation necessary to carry out the transaction; authorizing all actions necessary to obtain funding for and complete construction of the project described herein; authorizing the borrowing, loan and/or grant of funds to complete said project; authorizing all actions necessary to obtain any additional funds needed for the project; authorizing any acts necessary to maintain allocations of low income housing tax credits for the project and the sale of such credits; and other matters in connection therewith.
17. *Autumn Oaks Apartments (Deborah Flach, Chief Operating Officer, Jim Plummer, Fulbright & Jaworski).
 - a. Consideration and approval of Resolution No. 4914, authorizing amendments to a trust indenture agreement and to a loan and financing agreement for purposes of restructuring the Autumn Oaks Apartments project financing ; approving the actions of the San Antonio Housing Finance Corporation regarding the project; and other matters in connection therewith.
 - b. Consideration and approval of Resolution 08FIN-10-02, authorizing amendments to a trust indenture agreement and to a loan and financing agreement for purposes of restructuring the Autumn Oaks Apartments project financing.
18. *Consideration and approval regarding the Independent and Internal Audit Policy. (Ed Hinojosa, Chief Financial Officer; Diana Kolodziej Fiedler, Director of Finance and Accounting).
19. *Consideration and approval regarding contract for the Executive Search firm for the President and CEO to Allen Austin Lowe & Powers, not to exceed \$49,000.00. (Ed Hinojosa, Chief Financial Officer; Stacey Padgett, Procurement Supervisor).

20. *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 Mirasol Homes
- Update on Audit Policy
- Update on Durango Midrise
- Update on San Juan II
- Update on Converse Ranch
- Update on Monterrey Park Apartments
- Update on Autumn Oaks Apartments
- Update on 2008 Consolidation Appropriations Act

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 alternative work schedules for the San Antonio Housing Authority.
- Update on the CEO search firm contract.
- Status report on various personnel matters

21. President's Report.

22. Discussion of future board items.

23. **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.

24. 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.