



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, November 6, 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, November 6, 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 October 2, 2008.
 - [Minutes](#) of a Special Board meeting held on October 21, 2008 (Legal Advisory)
 - [Minutes](#) of a Special Board meeting held on October 21, 2008 (Ops/HR)
 - [Minutes](#) of a Special Board meeting held on October 21, 2008 (Facility Corporation)
4. Presentation:
 - Multi-Family Executive Magazine’s Project of the Year Award
 - Overview of the NAHRO 2008 National Conference

INDIVIDUAL ITEMS FOR CONSIDERATION
Items 5-21

5. Consideration and approval regarding revisions to the classification and compensation system. (Alfred Valenzuela, Interim President & CEO; Dr. Stephen Werling, Werling & Associates).
[Memo](#) [Pay Plan Update](#) [Structure Recommendations](#)
6. Discussion and update regarding Request for Proposals (RFP) for various audits pertaining to the San Antonio Housing Authority. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement).
7. Consideration and approval regarding contracts for Real Estate Brokerage and consulting services to Grubb-Ellis Company/Commercial Properties International Joint Venture and RC Realty Team, LLC (MBE) affiliated with Keller Williams Realty for a period of one year. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement). [Memo](#) [Attachment A](#) [Attachment B](#)
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), and Wahl Landscape for a period of one (1) year, not to exceed an aggregate total of \$234,863.00, with possible extensions. (Deborah Flach, Chief Operating Officer; Michael Bond; Director of Public Housing). [Memo](#) [Bid Tabulation](#)
9. Consideration and approval regarding contracts for plumbing repair services at various SAHA and affiliated properties to: JR's Plumbing (MBE), Specia Plumbing & Electric, Inc., and Alamo Plumbing & Mechanical (MBE) for a period of one-year, not to exceed an aggregate total of \$351,296, with possible extensions. (Deborah Flach, Chief Operating Officer; Michael Bond, Director of Public Housing). [Memo](#) [Bid Tabulation](#)
10. Consideration and approval regarding Change Order #2, for the remediation of Blanco Apartments to Flagship PDG, contract 0804-926-78-2750-2784, for a period of one (1) year not to exceed \$485,824.00. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services). [Memo](#) [Presentation](#)
11. *Update on Consolidation Appropriations Act. (Ed Hinojosa, Chief Financial Officer; Deborah Flach, Chief Operating Officer).
12. *Consideration and approval regarding possible sale of 130 Stella St., San Antonio, Texas and 135 Anderson Avenue, San Antonio, Texas to St. Philips College. (Deborah Flach, Chief Operating Officer; Ramiro Maldonado, Director of Facilities and Construction Services).
13. *Consideration and approval regarding the proposed sale of Eagle's Nest Apartments: Approval of Defeasance Agreement relating to the defeasance of the Bonds issued to finance the apartments. (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).

14. *Consideration and approval regarding Monterrey Park Apartments refinancing. (Ed Hinojosa, Chief Financial Officer; Jim Plummer, Fulbright & Jaworski).
15. *Consideration and approval regarding Resolution 08FAC-11-01, authorizing the execution and delivery of amendment four to first amended and restated agreement of limited partnership for the New Braunfels Gardens Transaction, and other matters in connection therewith. (Deborah Flach, Chief Operating Officer; Jim Plummer, Fulbright & Jaworski).
16. *Consideration and appropriate action regarding reinstatement of step five on grievance policy permitting termination appeals to the Board of Commissioners, including discussion of particular legal implications.
17. *Consideration and approval regarding the Independent and Internal Audit Policy. (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting).
18. *Update on the President/CEO search for the San Antonio Housing Authority. (Jackie L. Gorman-Johnson, Allen Austin Executive Search Consultants).

19. *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 130 Stella St. & 135 Anderson Avenue
- Update on Audit Policy
- Update on Monterrey Park Apartments
- Update on New Braunfels Gardens
- Update on Eagle's Nest Apartments
- Update on 2008 Consolidation Appropriations Act
- Update on Replacement Housing Factor projects

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 five step grievance policy
- Update on the President/CEO search
- Discussion regarding revisions to the classification and compensation system
- Update on personnel matters, including possible disciplinary or dismissal actions.

20. Discussion of future board items.

21. **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.

22. 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.