



Board of Commissioners

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Ramiro Cavazos Brian Herman Rebecca L. Galvan Richard Gambitta Yolanda Hotman Stella Burciaga Molina

President & CEO

Lourdes Castro Ramirez

San Antonio Housing Authority  
Regular Board Meeting Agenda  
818 S. Flores Street  
San Antonio, Texas 78204  
**Thursday, December 3, 2009, 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, December 3, 2009 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. Minutes:

- [Minutes](#) of Special Board meeting held on October 27, 2009 (Ops/HR Committee).
- [Minutes](#) of a Special Board meeting held on October 27, 2009.
- [Minutes](#) of a Special Board meeting held on October 29, 2009.
- [Minutes](#) of a Regular Board meeting held on November 5, 2009.
- [Minutes](#) of a Special Board meeting held on November 12, 2009.

**INDIVIDUAL ITEMS FOR CONSIDERATION**

**Items 4-17**

4. Update on the Resident Services Committee meeting held on November 20 at Refugio Place Apartment Homes. (Yolanda Hotman, Chair, Resident Services Committee).

5. Presentation, consideration and appropriate action regarding naming of Phase III at Victoria Commons. (Brad McMurray, Director of Real Estate Services; Gisela Girard, Creative Civilization).  
[Memo](#)
6. Update and discussion regarding the Section Eight Management Assessment Program (SEMAP) Certification Final Score. (Corina Wilson, Director of Assisted Housing).  
[Memo Certification Final Score](#)
7. Update on Moving to Work program. (Isaac Carreon, Director of Community Development Initiatives).  
[Memo](#) [Advisory Board Agenda](#) [Advisory Board List](#) [Progress Chart](#)
8. Presentation regarding plans to obligate American Recovery and Reinvestment Act Funds. (Ed Hinojosa, Chief Financial Officer; Stacy Padgett, Director of Procurement). [Presentation](#)
9. Update and discussion regarding the Financial Report of the San Antonio Housing Authority. (Ed Hinojosa, Chief Financial Officer; Diana K. Fiedler; Director of Finance and Accounting).  
[Memo](#) [Cash Report](#) [Capital Grants Report](#)
10. Consideration and appropriate action regarding Resolution 5015, revising the check signing authorization policy. (Ed Hinojosa, Chief Financial Officer; Diana Fiedler, Director of Finance and Accounting). [Memo](#) [Resolution](#)
11. Consideration and appropriate action regarding Resolution 5017, authorizing the appointment of Assistant Secretary/Treasurers of the San Antonio Housing Facility Corporation, an Antonio Housing Finance Corporation, the Las Varas Public Facility Corporation and all SAHA affiliate corporations. (Alejandra Villarreal, Acting Legal and Compliance Officer). [Memo](#) [SAHA Resolution](#)
12. Update and discussion regarding Request for Proposals (RFP)/Request for Qualifications (RFQ) for legal services. (Alejandra Villarreal, Acting Legal and Compliance Officer). [Memo](#)
13. \*Update and discussion regarding previous request for bond issuance for the Marbach Manor Apartments Project. (Jim Plummer, Fulbright & Jaworski). [Memo](#)
14. President's Report:
  - Update regarding future procurement activities. [Memo](#)
  - Update regarding events calendar for December 2009 and January 2010.
  - Update regarding National Family Week activities, including Jazz Festival.
  - Update regarding HUD's strategic planning process
  - Update on Sutton Homes revitalization activities
  - SAHA 2010 Holiday Schedule. [Schedule](#)
15. Discussion regarding scheduling of January Board meeting, from January 7, 2010 to January 14, 2010.
16. \* 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 SAHA v. MAGI/KB Homes litigation; Cause No. 2007-CI-05258; *San Antonio Housing Authority v. MAGI Realty, Inc. d/b/a Mirasol Joint Venture Team*; in the 408<sup>th</sup> Judicial District Court of Bexar County, Texas.

- Legal advice on operational reviews of Human Resources and Information Technology. (RNR Consulting)
- Legal advice on operational review of Finance and Budget.
- Update on Marbach Manor.

17. Discussion of future board items.

**18. 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.

19. 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.