



Board of Commissioners

Chairman Vice-Chair Commissioner Commissioner Commissioner Commissioner  
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, February 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, February 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. Minutes:

- [Minutes](#) of a Regular Board meeting held on January 14, 2010.

**CONSENT AGENDA**

**Operations and Human Resources Committee**

4. Consideration and approval regarding Resolution No. 5029, authorizing an award of contract to O'Neill Conrad Oppelt Architects, Inc (OCO) (SBE), for professional services for the modernization of Villa Tranchese Apartments, for an amount not to exceed \$49,000.00, 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](#)

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Items 5-12

5. Update on the Resident Services Committee meeting held on January 29, 2010 at Christ the King Apartments. (Yolanda Hotman, Chair, Resident Services Committee).
6. Consideration and approval regarding Resolution 5030, authorizing the implementation of a living wage standard for employees of the San Antonio Housing Authority. (Melanie Villalobos, Public Affairs and Personnel Officer). [Memo](#) [Resolution](#)
7. Update and discussion regarding Medical Home Pilot Program with WellMed Medical Group, Inc. (Lori Mendez, Director for Elderly & Disabled Public Housing; Isaac Carreon, Director of Community Development Initiatives). [Memo](#)
8. President's [Report](#):
  - Update regarding future procurement activities. [Report](#)
  - Update regarding senior management planning retreat, planned for February 17-18.
  - Update regarding Lewis Chatham Apartments.
  - Update regarding Blanco Apartments.
  - Update regarding Moving-to-Work site visit by representative of the U.S. Department of Housing and Urban Development (HUD).
  - SAHA submissions for National Association of Housing and Redevelopment Office (NAHRO) awards.
  - Update regarding events calendar for February 2010-March 2010. [Calendar](#)
9. \* Closed Session:

#### **Consultation with Attorney**

Deliberate current and potential legal matters and litigation, pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Legal advice regarding former lease purchase contracts.
- Update on Cause No. 2009-CI-08711; *Jessie Arias, et. al v. KB Home, et. al*; in the 288<sup>th</sup> 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 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 personnel changes, including resignations and reassignments.

10. Discussion of future board items.

11. **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.

12. 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.