

BOARD OF COMMISSIONERS



Regular Board Meeting
November 2, 2017

BOARD OF COMMISSIONERS

Chairman Morris A. Stribling, DPM	Vice-Chairman Charles R. Muñoz	Commissioner Thomas F. Adkisson	Commissioner Francesca Caballero	Commissioner Charles Clack	Commissioner Marie R. McClure	Commissioner Jessica Weaver
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President and CEO
David Nisivoccia

San Antonio Housing Authority
***Regular Board Meeting**
818 S. Flores St., San Antonio, TX, 78204
1:00 p.m., Thursday, November 2, 2017

1. Meeting called to order

The Board of Commissioners, or its committee, 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 or committee reserves the right to enter into closed meeting at any time during the course of the meeting.

2. Pledge of Allegiance/Moment of Silence

3. Minutes

- Approval of the October 5, 2017, Regular Board Meeting minutes
- Approval of the October 19, 2017, Special Board Meeting minutes (Resident Services Committee)
- Approval of the October 19, 2017, Special Board Meeting minutes
- Approval of the October 19, 2017, San Antonio Housing Finance Corporation Board Meeting minutes
- Approval of the October 19, 2017, San Antonio Housing Facility Corporation Board Meeting minutes

CONSENT ITEMS - Special Board Meeting held on October 19, 2017

4. Consideration and approval regarding Resolution 5748, authorizing the sale of approximately 3.13 acres of vacant land located on Rosary Street, between S. Garcia Street and S. Rio Grande Street, in San Antonio, TX; the sale of such property to the highest bidder and the execution of any and all documents necessary to consummate such transaction (Ed Hinojosa, Chief Financial Officer)
5. Consideration and approval regarding Resolution 5761, authorizing the modification and extension of a revolving line of credit in the original face amount of \$3,000,000 from the Frost National Bank and authorizing the execution and delivery on behalf of San Antonio Housing Facility Corporation (SAHFC) of all required documents, certificates and agreements (Ed Hinojosa, Chief Financial Officer; Diana Kolodziej Fiedler, Director of Finance and Accounting)
6. Consideration and approval regarding Resolution 5762, authorizing the expenditure of additional funds for reconstruction of several canopy roofs at Lincoln Heights Courts to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$1,221,066.00 (Steven Morando, Director of Procurement and General Services; Hector Martinez, Director of Construction Services and Sustainability)

7. Consideration and approval regarding Resolution 5765, authorizing the award of contracts for pest control services for various SAHA Public Housing and administrative properties to Pest Management, Inc. (DBE) and Pied Piper Pest Control (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$500,000.00; both for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Brandee Perez, Director of Federal Housing Programs)

INDIVIDUAL ITEMS FOR CONSIDERATION

8. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
9. Update and discussion regarding the October 19, 2017, Resident Services Committee Meeting (Charles Clack, Chair, Resident Services Committee)
10. Update and discussion regarding the October 19, 2017, Special Board Meeting (Morris A. Stribling, DPM, Chair, Board of Commissioners)
11. President's Report
 - Sponsorship Committee Report
 - Habitat for Humanity Building Event
 - Home Buyer Readiness Classes
 - Recognition of SAHA Veterans
 - 20th Annual Golden Gala
 - SAHA Holiday Closure
 - List of Proposed Holidays for 2018

12. *Closed Session:

Real Estate/Consultation with Attorney

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).

- Westside Choice

Personnel/Consultation with Attorney

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 legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion of the claim of Madlyn Lane

Consultation with Attorney

Obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Legal matter regarding 2012 Operating Subsidy

13. **Citizens to be Heard at approximately 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 personally request to be placed on the Citizens to be Heard roster prior to 1:45 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 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.

14. 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 on any other item, whether it has an asterisk, when the Board determines there is a need, and a closed meeting is permitted.

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
October 5, 2017

SCHEDULED: 1 p.m. at 818 S. Flores St., San Antonio, TX, 78204

COMMISSIONERS PRESENT:

Morris A. Stribling, DPM, Chair
Charles R. Munoz, Vice-Chair
Jessica Weaver, Commissioner
Charles Clack, Commissioner
Thomas F. Adkisson, Commissioner
Marie R. McClure, Commissioner

COMMISSIONERS ABSENT:

Francesca Caballero, Commissioner

COUNSEL: Doug Poneck, Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Real Estate and Legal Services Officer
Adrian Lopez, Director of Community Development Initiatives
Janie Rodriguez, Director of Human Resources
Jo Ana Alvarado, Director of Innovative Technology
Brandee Perez, Director of Federal Housing Programs
Patrick Zacchini, Director of Internal Audit

Steven Morando, Director of Procurement and General Services
Rosario Neaves, Director of Communications and Public Affairs
Hector Martinez, Director of Construction Services and Sustainability
Domingo Ibarra, Director of Security
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Thomas Roth, Director of Asset Management
Richard Milk, Director of Policy and Planning
Diana Kolodziej Fiedler, Director of Finance and Accounting

Item 1: Meeting called to order

Chair Stribling called the meeting to order at 1:05 p.m.

Item 2: Pledge of Allegiance/Moment of Silence

Recitation of pledge and moment of silence

Item 3: Minutes

- Approval of the September 7, 2017, Regular Board Meeting minutes
- Approval of the September 21, 2017, Special Board Meeting minutes (Resident Services)
- Approval of the September 21, 2017, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)
- Approval of the September 21, 2017, San Antonio Housing Opportunity Corporation Board Meeting minutes

- Approval of the September 21, 2017, San Antonio Housing Facility Corporation Board Meeting minutes

Motion: Commissioner Adkisson moved to approve all sets of minutes. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Jessica Weaver, Commissioner	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			

CONSENT ITEMS

- Item 4:** Consideration and approval regarding Resolution 5760, approving the issuance of San Antonio Housing Facility Corporation's Promissory Note to Frost Bank in an amount not to exceed \$7,000,000.00 to refinance existing debt on Monterrey Park and to finance capital repairs and improvements to Monterrey Park Apartments and La Providencia Apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith
Consent
- Item 5:** Consideration and approval regarding Resolution 5759, in support of authorizing the Chief Executive Officer of the Housing Authority of the City of San Antonio to transfer real estate to the San Antonio Housing Facility Corporation and dissolve and terminate the San Antonio Housing Opportunity Corporation, a Texas nonprofit corporation, in accordance with the Texas Business Organizations Code
Consent
- Item 6:** Consideration and approval regarding Resolution 5752, authorizing the award of contracts to John Blackburn Appraisals, T.C. Doctor & Associates, Inc. dba Multi-Housing Appraisal Associates, and Valbridge Property Advisors / Dugger, Canaday, Grafe, Inc. dba Valbridge Property Advisors / San Antonio for residential real estate appraisal services for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew up to four additional one-year terms
Consent
- Item 7:** Consideration and approval regarding Resolution 5753, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential style HVAC systems to Premier Comfort Air Conditioning & Heating, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE), Temp Tex Air Conditioning, Heating, EMS Controls, LLC (HABE), and Way Engineering, Ltd, for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms
Consent

Item 8: Consideration and approval regarding Resolution 5755, authorizing the award of a contract for HVAC products, installation, services and related products and services to Trane U.S., Inc., through the U.S. Communities Government Purchasing Alliance, for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms
Consent

Item 9: Consideration and approval regarding Resolution 5754, authorizing the award of a contract for roof repair and replacement at Escondida Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$149,575.00
Consent

Item 10: Consideration and approval regarding Resolution 5756, authorizing the award of a contract for roof repair and replacement at Morris C. Beldon Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$205,686.00
Consent

Item 11: Consideration and approval regarding Resolution 5757, authorizing the expenditure of additional funds to Durand Hollis Rupe Architects (DHR) for additional architectural services needed for the Victoria Plaza Modernization for an amount not to exceed \$183,449.00
Consent

Motion: Commissioner Munoz moved to approve Consent Items 4 through 11. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Jessica Weaver, Commissioner	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 12: Consideration and approval regarding Resolution 5758, authorizing the award of a contract for apartment marketing services to United Advertising Publications, Inc. dba ForRent.com for an annual cumulative amount not to exceed \$70,000.00 for year one; \$85,000.00 for year two; \$97,000.00 for year three; and \$105,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms

Motion: Commissioner Adkisson moved to approve Item 12. Commissioner Munoz seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Jessica Weaver, Commissioner	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			

Item 13: Update and discussion regarding the Procurement Activity Report

Steve Morando, Director of Procurement and General Services, reported that there is currently one Request for Qualifications and one Quick Quote being advertised. The Request for Qualification is to seek Artists for the Phillis Wheatley Park Project; and the Quick Quote being advertised is for the Purchase and Installation of Vertical Packaged Terminal Air Conditioning Units. Mr. Morando also informed the Board that Procurement is currently working on a number of solicitations for advertisement. Regarding Closed/Pending Solicitations, there are ten solicitations that have closed and are currently being evaluated.

During the Procurement Report, Commissioners inquired about the SAHA Emergency Plans for the SAHA residents regarding emergency communications and evacuations.

Item 14: Update and discussion regarding the September 21, 2017, Resident Services Committee Meeting

Commissioner Clack provided an update of the topics discussed at the meeting:

Update and discussion regarding the Elderly and Disabled Services (EDS) Program

Mr. Adrian Lopez, Director of Community Development Initiatives, stated that 637 community activities have been hosted through the first half of 2017, and his staff is meeting expectations for the objective to improve quality of life for residents. Mr. Lopez provided accomplishments achieved in providing access to resources and non-SAHA programs to seniors such as the HOPE (Healthy Options Program for the Elderly), which services 836 residents and the Supplemental Nutrition Programs, which serves 234 residents. The targets have either been exceeded or met. Regarding the objective to improve resident knowledge, SAHA staff has conducted health and resource fairs, smart cooking classes and diabetic classes for the residents; however, Mr. Lopez reported the department is a little short of meeting their goal. Mr. Lopez also provided figures regarding the objective of facilitating residents to achieve independent living and stated 1,416 EDS residents have been assessed; 143 senior residents received angio screens; and 18 residents received mammograms.

Update and discussion regarding Victoria Plaza Relocation and Case Management

Mr. Lopez and Brandee Perez, Director of Federal Housing Programs, provided an update regarding the relocation of residents and said that currently 114 residents have relocated, 10 residents have accepted housing elsewhere, and 23 are pending relocation. The set deadline for relocation is October 31, 2017, and through coordinated efforts it is projected that all residents will be relocated by the end of September 2017.

Mr. Lopez also said the on-site case manager has been working closely with property management to ensure a seamless transition and to ensure the residents continue to receive the services they currently have. The majority of needs that have been identified to date, include the following: locating a new doctor; obtaining a new provider; transferring medication

to the nearest accessible pharmacy; coordinating meal services, commodities, and community resources; and coordinating transportation options.

Update and discussion regarding the Client Services Area Expansion

Ms. Perez informed the Committee of the expansion of client services. SAHA owns and manages approximately 6,000 Public Housing units and administers 13,000 Section 8 vouchers. The Client Services Department receives a high volume of calls, averaging 2,425 per month in 2017. On June 5, 2017, the Assisted Housing Programs (AHP) Department and Public Housing (PH) Department unified under the Director of Federal Housing Programs (FHP) to actively work to improve daily client services and address the issues presented by all program participants. The addition of an Assistant Client Services Manager position dedicated to Public Housing clients will allow the FHP department to expand effective client service strategies to both programs.

Item 15: Update and discussion regarding the September 21, 2017, Operations and Choice Neighborhood Committee Meeting

Commissioner Chair, Dr. Stribling, provided an update of the topics discussed at the meeting:

Presentation - Mr. Omar Gonzales, Director of Real Estate for Hemisfair presented on the redevelopment of the Hemisfair Park Area and Timothy E. Alcott, Real Estate and Legal Services Officer presented on SAHA developments around the Hemisfair Park area.

Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

Mr. Adrian Lopez, Director of Community Development Initiatives, reported on updates and accomplishments of the Safety-Byrne Grant, Community Engagement Patrols, Group Violence Intervention, Jobs Plus East programs, as well as, Choice Resident training and health metrics.

Ms. Lori Hall, Assistant Director of Real Estate and Homeownership, provided information and updates regarding the Infill Properties and the Owner-Occupied Rehabilitation Program in the Wheatley Choice Neighborhood.

Ms. Arrie Porter, Senior Manager of Choice Neighborhood Program, provided visual slides regarding the Wheatley Choice CCI Strategies. The slides included information and updates concerning the twelfth facade award, the draft urban farm layout, and the neighborhood's beautification program.

The following resolutions were approved:

Consideration and approval regarding Resolution 5760, approving the issuance of San Antonio Housing Facility Corporation's Promissory Note to Frost Bank in an amount not to exceed \$7,000,000.00 to refinance existing debt on Monterrey Park and to finance capital repairs and improvements to Monterrey Park Apartments and La Providencia Apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith

Consideration and approval regarding Resolution 5759, in support of authorizing the Chief Executive Officer of the Housing Authority of the City of San Antonio to transfer real estate to the San Antonio Housing Facility Corporation and dissolve and terminate the San Antonio Housing Opportunity Corporation, a Texas nonprofit corporation, in accordance with the Texas Business Organizations Code

Consideration and approval regarding Resolution 5752, authorizing the award of contracts to John Blackburn Appraisals, T.C. Doctor & Associates, Inc. dba Multi-Housing Appraisal Associates, and Valbridge Property Advisors / Dugger, Canaday, Grafe, Inc. dba Valbridge Property Advisors / San Antonio for residential real estate appraisal services for an annual cumulative amount not to exceed \$150,000.00; for a period of one year with the option to renew up to four additional one-year terms

Consideration and approval regarding Resolution 5753, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential style HVAC systems to Premier Comfort Air Conditioning & Heating, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE), Temp Tex Air Conditioning, Heating, EMS Controls, LLC (HABE), and Way Engineering, Ltd, for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms

Consideration and approval regarding Resolution 5755, authorizing the award of a contract for HVAC products, installation, services and related products and services to Trane U.S., Inc., through the U.S. Communities Government Purchasing Alliance, for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms

Consideration and approval regarding Resolution 5754, authorizing the award of a contract for roof repair and replacement at Escondida Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$149,575.00

Consideration and approval regarding Resolution 5756, authorizing the award of a contract for roof repair and replacement at Morris C. Beldon Apartments to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$205,686.00

Consideration and approval regarding Resolution 5757, authorizing the expenditure of additional funds to Durand Hollis Rupe Architects (DHR) for additional architectural services needed for the Victoria Plaza Modernization for an amount not to exceed \$183,449.00

Consideration and approval regarding Resolution 5758, authorizing the award of a contract for apartment marketing services to United Advertising Publications, Inc. dba ForRent.com for an annual cumulative amount not to exceed \$70,000.00 for year one; \$85,000.00 for year two; \$97,000.00 for year three; and \$105,000.00 for years four and five; for a period of one year with the option to renew up to four additional one-year terms

Update and discussion regarding Beacon Capital Projects

Kristi Baird, Assistant Director of Beacon Communities, provided an update on the Woodhill Apartments, Cottage Creek Apartments and Courtland Heights Apartments capital projects.

Item 16: Election of Officers for the Board of Commissioners

Motion: Commissioner Adkisson moved to appoint Dr. Morris A. Stribling as Chair for the San Antonio Housing Authority Board of Commissioners. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Jessica Weaver, Commissioner	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			

Motion: Commissioner Clack moved to appoint Mr. Charles A. Munoz as the Vice-Chair for the San Antonio Housing Authority Board of Commissioners. Commissioner Adkisson seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Jessica Weaver, Commissioner	X			
Thomas F. Adkisson, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			

Item 17: President's Report

- Habitat for Humanity Building Event
- SAHA Health Fair
- SAHA's Hispanic Heritage Month Activities
- Westside Reinvestment Initiative
- Bi-annual EIF Garage Sale
- 2017 EIF Golf Tournament
- Outstanding Risk Control Program
- ConnectHome hosts Mr. Jogchum Poodt, ConnectHome Manager, HUD Office of Public Housing Investment
- Home Buyer Readiness Classes

Item 18: *Closed Session:

Personnel/Consultation with Attorney

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 legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Legal Report

The meeting was adjourned for Closed Session at 2:35 p.m.

Item 19: Citizens to be Heard

George Alejos
Ofelia Martinez
Ana Litofsky

Item 20: Adjournment

With no objections, Chair Stribling adjourned the meeting at 3:17 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
RESIDENT SERVICES COMMITTEE
SPECIAL BOARD MEETING
October 19, 2017

SCHEDULED: 12:30 p.m. at Alazan-Apache Courts, 1011 S. Brazos, San Antonio, TX, 78207

COMMISSIONERS PRESENT:

Thomas F. Adkisson, Commissioner
Charles Clack, Commissioner
Marie R. McClure, Commissioner
Jessica Weaver, Commissioner

COMMISSIONERS ABSENT:

Morris A. Stribling, DPM, Chair
Charles R. Munoz, Vice-Chair
Francesca Caballero, Commissioner

COUNSEL: Doug Poneck, Escamilla
& Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Real Estate and Legal
Services Officer
Adrian Lopez, Director of Community
Development Initiatives
Richard Milk, Director of Policy
and Planning

Rosario Neaves, Director of Communications and Public
Affairs
Domingo Ibarra, Director of Security
Brandee Perez, Director of Federal Housing
Programs
Thomas Roth, Director of Asset Management
Kristi Baird, Assistant Director of Beacon
Communities
Rosario Neaves, Director of Communications and Public
Affairs

Item 1: Meeting called to order

Committee Chair Clack called the meeting to order at 12:34 p.m.

Item 2: Update and discussion regarding the Community Development Initiatives Report

Mr. Adrian Lopez, Director of Community Development Initiatives, provided an update and brief snapshot of the major activities and events that have been completed in 2017. The major activities included the EIF Education Summit, Resident Council training, food distributions, the EIF golf tournament and most recently, National Night Out activities. Mr. Lopez was pleased to inform the Board that although the rain put a damper on the evening of National Night Out, seventy properties still participated in the event and collectively, over 2,000 residents attended.

Mr. Lopez also provided information regarding future events the department has planned to continue to meet SAHA's first strategic goal to "empower and equip families to improve their quality of life and achieve economic stability." During the first week of November, the Resident Council members will participate in ConnectHome Training, and after completion of the training, the residents will obtain a free computer device. Mr. Lopez also mentioned that preparations for the 20th Annual Golden Gala are in full swing. The Golden Gala will be held at the Henry B. Gonzalez Convention Center on December 20, 2017.

Item 3: Update and discussion regarding recognition of Outside Partners

Mr. Lopez recognized the following organizations who have partnered with SAHA to provide adult education and workforce services: Workforce Solutions Alamo, United Way of San Antonio and Bexar County, Alamo Colleges, Goodwill Industries, South Texas Leadership Center, and Waste Management. A representative from each organization provided information regarding their respective services and thanked SAHA for the partnership opportunities.

Item 4: Update and discussion regarding the report on Transportation Options for Elderly/Disabled Population

Mr. Lopez informed the Committee of the current organizations SAHA is working with to provide transportation services to the elderly and disabled population. The following organizations have been working with the Case Management Specialists to assist the residents with their transportation requirements: Presa Community Center, Amerigroup, United Health Care, Humana, Comfort Care/Wellmed, Nix Hospital, Via, Via Trans, Calla ride for Vets, Jefferson Outreach, Southeast Community Outreach for Older People and Southwest Outreach for Older People. Mr. Lopez also explained the limitations and restrictions the organizations are facing in providing transportation services to the elderly and disabled residents. As a result, a needs assessment survey will be conducted, specifically for the resident's transportation needs, by the end of the first quarter of 2018.

Item 5: Public Comment

The meeting was attended by 15 residents.

Item 6: Briefing and property tour of Alazan-Apache Courts

Due to meeting time constraints the Commissioners did not have an opportunity to tour the property.

Item 7: Adjournment

With no objections, Committee Chair Clack adjourned the meeting at 1:54 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
SPECIAL BOARD MEETING
October 19, 2017

SCHEDULED: 2:00 p.m. at Alazan-Apache Courts, 1011 S. Brazos, San Antonio, TX, 78207

COMMISSIONERS PRESENT:

Morris A. Stribling, DPM, Chair
Francesca Caballero, Commissioner
Charles Clack, Commissioner
Marie R. McClure, Commissioner
Jessica Weaver, Commissioner

COMMISSIONERS ABSENT:

Charles Munoz, Vice Chair
Thomas F. Adkisson, Commissioner

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Development Services and
Neighborhood Revitalization Officer
Adrian Lopez, Director of Community
Development Initiatives
Janie Rodriguez, Director of Human
Resources
Jo Ana Alvarado, Director of Innovative
Technology
Brandee Perez, Director of
Federal Housing Programs
Diana Kolodziej Fiedler, Director
of Finance and Accounting

Steven Morando, Director of Procurement and
General Services
Rosario Neaves, Director of Communications and Public
Affairs
Hector Martinez, Director of Construction Services
and Sustainability
Domingo Ibarra, Director of Security
Lorraine Robles, Director of Development Services and
Neighborhood Revitalization
Thomas Roth, Director of Asset
Management
Richard Milk, Director of Policy and Planning

Item 1: Meeting called to order

Chair Stribling called the meeting to order at 2:13 p.m.

Item 2: Presentation

An update and discussion regarding the Victoria Commons Site Plans was presented by Jim Bailey, Economic Planning Systems and Russell Yeager, Big Red Dog.

Item 3: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

Mr. Adrian Lopez, Director of Community Development Initiatives, reported on updates and accomplishments of the Safety-Byrne Grant, Community Engagement Patrols, Group Violence Intervention, Jobs Plus East programs, as well as, Choice Resident training and health metrics.

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, also provided updates regarding all aspects of housing. Phase II of East Meadows is at 97.92 percent complete. For the BiblioTech East project, Ms. Robles reported that the companies MBS and SLS have stated that they will not meet the September 30, 2017, deadline as previously committed and that the final Certificate of Occupancy will not be delivered until October 11, 2017. The county estimated it would take three months to complete the construction finish-out; therefore, the grand opening has been moved to January or February of 2018.

Ms. Lori Hall, Assistant Director of Real Estate and Homeownership, provided information and updates regarding the Infill Properties and the Owner-Occupied Rehabilitation Program, in the Wheatley Choice Neighborhood.

Item 4: Update and discussion regarding Westside Choice Neighborhood activities

Ms. Robles provided an update on the Westside Choice Neighborhood activities. Ms. Robles informed the Board of the neighborhood meetings that have taken place to inform the residents of the grant available for the redevelopment of the westside. She stated that half of the people in attendance were residents.

Ms. Robles also explained and listed the current condition of the units, as well as the general deadlines to submit the application for the grant. At this time, SAHA's target date to file the application is November 17, 2017. Since so much work, time and effort, has been dedicated to this project, the Commissioners inquired about what SAHA plans to do with the valuable information that has been obtained if SAHA is not successful in receiving the grant.

Item 5: Consideration and approval regarding Resolution 5764, in support of authorizing the San Antonio Housing Finance Corporation for the proposed issuance of tax exempt bonds and authorizing such corporation to apply for volume cap for private activity bonds from the Texas Bond Review Board for the financing of Tampico Apartments and Mira Vista Apartments

Mr. Timothy Alcott, Real Estate and Legal Services Officer, explained that the San Antonio Housing Finance Corporation (SAHFC) is an affiliate entity to the Housing Authority of the City of San Antonio, Texas (SAHA). SAHA is working with developers to build two apartment complexes at I-35 and Tampico Street and also at Culebra Road and Mira Vista Street. Part of the financing will be through 4% tax credits. To issue 4% tax credits, the SAHFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits. To promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity "volume cap" tax-exempt bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds, are eligible for 4% tax credits only. Mr. Alcott also explained that the bonds will assist with the financing of the two apartment complexes. The total financing will be brought to the Board for approval at a later date.

Motion: Commissioner Caballero moved to approve Resolution 5764. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 6: Resolution 5748, authorizing the sale of approximately 3.13 acres of vacant land located on Rosary Street, between S. Garcia Street and S. Rio Grande Street, in San Antonio, TX; the sale of such property to the highest bidder and the execution of any and all documents necessary to consummate such transaction

Resolution 5748, was brought back again as an agenda item. Mr. Thomas Roth, Director of Asset Management provided details concerning the 3.13 acre parcel of land which is zoned R-6, Residential Single-Family District (permitted uses of single family dwelling detached with minimum lot size of 5,000 square feet, foster family home, nursery, public and private schools). SAHA received offers of \$150,000 and \$190,000, and both offers were rejected, given the current appraised value of \$220,000. After further negotiations, the buyer submitted a full price offer of \$220,000. Staff is recommending approval of the sale of this non strategic asset at the current appraised value. Mr. Roth also provided the financial impact of the sale of the property. It is estimated that this transaction will generate approximately \$204,600 after payment of transaction related costs. The net sale proceeds will be utilized to fund capital projects to preserve affordable housing units in San Antonio Housing Authority’s Public Housing portfolio.

In addition to the overview, and at the request of the Board of Commissioners, Mr. Roth assured the Board that staff has completed further due diligence on the prospective purchaser and discussed the proposed sale with City Council representative William “Cruz” Shaw. Councilman Cruz is pleased with the positive changes occurring in his district and SAHA’s commitment to provide affordable housing alternatives to his constituents. While details on the future development of the 3.13 acre parcel have not been finalized, there did not appear to be resistance to the building of affordable housing on this parcel.

Commissioner Caballero still expressed her concerns regarding SAHA’s current assets and also inquired if the value of the property would increase if additional property was combined in the sale. Mr. Roth informed Commissioner Caballero that the reason homes are not being developed on the property is due to noise abatement issues as a result to being so close to the railroad tracks.

Motion: Commissioner Clack moved to approve Resolution 5748. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Francesca Caballero, Commissioner		X		
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 7: Resolution 5761, authorizing the modification and extension of a revolving line of credit in the original face amount of \$3,000,000 from the Frost National Bank and authorizing the execution and delivery on behalf of San Antonio Housing Facility Corporation (SAHFC) of all required documents, certificates and agreements

Mr. Ed Hinojosa, Chief Financial Officer, and Diana Kolodziej Fiedler, Director of Finance and Accounting, informed the Board that the term of the loan is for three years collateralized by the Deed of Trust on land and improvements at 818 South Flores St., San Antonio Texas, 78204. They also provided examples of activities the line of credit may be used for to include providing funding for the development of future affordable housing projects, and to provide short-term funding for renovations and/or improvements at the Affordable Housing communities and at the Central Office building. Furthermore, they explained the financial impact and that the agency has a need to extend and modify the revolving line of credit to be used for short-term borrowing needs. SAHA has received a Preliminary Discussion Sheet from Frost Bank to extend and modify the Facility Corporation’s \$3,000,000 revolving line of credit. The loan term will be for a period of three years at a rate equal to prime plus .25%. The all-in rate as of June 15, 2017, is 4.50%. A processing fee in the amount of \$3,000 will be payable by Borrower in immediately available funds upon the closing of the Loan

Motion: Commissioner Clack moved to approve Resolution 5761. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 8: Update and discussion regarding Converse Ranch Roof Replacement and Foundation Repair

Kristi Baird, Assistant Director of Beacon Communities, provided an update of the Converse Ranch Apartments and the damages sustained as a result of the 2016 hail storms. Beacon communities sustained \$7.5M in damages over nine communities in both managed and contracted portfolios. Damage was reported to the roofs, trim, windows and siding. Management has been tasked with providing three comparable bids for full replacement of the roofs to include ventilation, gutters, and fascia, as needed. Converse Ranch I has recouped \$144,040.89 in insurance proceeds. Management is moving forward with JNational, the company who submitted the lowest bid, at \$212,044.00. Converse Ranch II has recouped \$174,221.00 in insurance proceeds. Management is moving forward with JNational, the company who submitted the lowest bid, at \$385,632.00. Building IV at Converse Ranch II requires the foundation to be stabilized and interior make ready services, due to significant interior cracking and foundation failure. Management is moving forward with Olshan Foundation Solutions, the lowest bid, at \$74,450.00. Additionally, management is moving forward with Silverhorn Contractor Services, which provided the lowest bid at \$5,009.77 for detailed make ready services.

Item 9: Update and discussion regarding the Beacon Management Transition

Ms. Baird provided an update regarding SAHA's recommendation to transition all third party managed communities to SAHA's Beacon Communities. Ms. Baird provided the history of outsourced management, which began in 2012 and explained that the decision was based on several factors identified by a third party consultant and included both operational and social factors. During the last five years, the former "Non Profit" department has embarked on rebranding to Beacon Communities and strategic training for staff progression planning. These actions have positioned the team to operate as a professional management company in order to provide exceptional service to residents.

Ms. Baird also explained that the recommendation of transitioning all third party managed communities to SAHA's Beacon Communities would allow for significant savings based on historical data for Management Fees paid. Staff has estimated a savings of \$646,710.00 for the remaining properties currently being managed outside of SAHA. This does not include an additional potential savings of \$223,200.00, if the three Partnership Communities are also brought under the management umbrella of Beacon. With the additional communities, there is a potential total savings of \$869,910.00.

Item 10: Resolution 5762, authorizing the expenditure of additional funds for reconstruction of several canopy roofs at Lincoln Heights Courts to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$1,221,066.00

Mr. Hector Martinez, Director of Construction Services and Sustainability, provided an update regarding the reconstruction of several canopy roofs located at the Lincoln Heights Courts. Upon demolition of the building's canopy-type roof covers, severe water damage and wood rot was discovered in the structural framing requiring total reconstruction of several canopy roofs. This unforeseen condition is most likely to be present in most of the remaining canopy roofs in excess of available contingency funds required for comprehensive repairs throughout. This is a request for additional funding, up to the maximum allowed by law of 25% of the original contract value. Based on calculated analysis of the first section of canopy reconstruction, a not-to-exceed amount of \$1,221,066.00 will provide sufficient funds for these additional repairs. This project will be funded by MTW funds.

Motion: Commissioner McClure moved to approve Resolution 5762. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 11: Resolution 5765, authorizing the award of contracts for pest control services for various SAHA Public Housing and administrative properties to Pest Management, Inc. (DBE) and Pied Piper Pest Control (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$500,000.00; both for a period of one year with the option to renew up to four additional one-year terms

Mr. Steven Morando, Director of Procurement and General Services, and Ms. Brandee Perez, Director of Federal Housing Programs, informed the Board that SAHA requires the services of a vendor to provide pest control services at various SAHA properties to include Public Housing and scattered site units, SAHA's Central Office and Brazos and Tampico warehouses. On August 30, 2017, SAHA issued an "Invitation For Bids" (IFB) #1707-910-59-4694 for Pest Control Services for various SAHA properties, which closed on September 8, 2017. Pest Management, Inc. and Pied Piper Pest Control are the lowest responsive and responsible bidders and are being recommended for contract award.

The current award recommendation for these pest control services is not expected to exceed an annual amount of \$500,000.00 and will be funded through the approved operating budgets. The recommended award amount includes the cost for routine services every sixty days for both Public Housing and scattered site units, and every two weeks for the common areas. Central Office and the Brazos and Tampico warehouses will be serviced monthly.

To educate the residents and staff of the required pest control services and to ensure that the pest control companies are in compliance with the services contracted, staff has also created a Public Housing Properties Staff Guide and a Public Housing Properties Residents Fact Sheet.

Motion: Commissioner McClure moved to approve Resolution 5765. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner				X
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

Item 12: Resolution 5766, adopting the updated Housing Authority of the City of San Antonio, Texas (SAHA) Procurement Policy (Steven Morando, Director of Procurement and General Services)

Due to the large amount of content in the Procurement Policy, Item 12 was tabled until the November 16, 2017, Operations and Choice Neighborhood Committing Meeting.

Item 13: Update and discussion regarding the Westside Reinvestment Initiative

Lori Hall, Assistant Director of Real Estate and Homeownership, provided a presentation of the development of the Westside Reinvestment Initiative. The Westside Reinvestment Initiative consists of four neighborhoods located west of downtown: Blueridge, Villas de Fortuna; Palm Lake; and Sunflower. HUD approved SAHA's redevelopment plan for the four neighborhoods in 2016, as follows: Blueridge, demolition of thirty-nine homes and one lot remnant; and new construction of forty homes; Villas de Fortuna, demolition of twenty-eight homes and new

construction of twenty-eight homes; Palm Lake, the rehabilitation of ten homes and new construction of one home and Sunflower, the rehabilitation of nine homes.

Ms. Hall provided updates of the development of each property along with photos to demonstrate the stages of each property.

Item 14: Update and discussion regarding the ConnectHome Program

The ConnectHome Program was initially under the Policy and Planning department, headed by Director, Mr. Richard Milk, and has now transitioned into the Community Development Initiatives department under the direction of Director, Mr. Adrian Lopez. Since the kick-off meeting in October 2015 to September 2016 (Year 1), ConnectHome focused on five pilot sites: Springview, Cassiano, Alazan-Apache, W.C. White, and O.P. Schnabel to provide Digital Inclusion opportunities, such as computer literacy training, free computer devices, and free internet connectivity. In year 2 (October 2016 - September 2017), ConnectHome expanded its reach and provided services to 10 Public Housing sites and included the addition of services to Villa Tranchese, Lincoln Heights Courts, Mirasol, Charles Andrews and Fair Avenue. ConnectHome year 3 goal is to bridge the digital divide and impact 600 families by providing free internet, technology training, and computer devices. The update included a presentation of the ConnectHome Program.

Item 15: Adjournment

Chair Stribling adjourned the meeting at 5:12 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Commissioners

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING FINANCE CORPORATION
October 19, 2017

SCHEDULED: 2:00 p.m. at Alazan-Apache Courts, 1011 S. Brazos, San Antonio, TX, 78207

DIRECTORS PRESENT:

Morris A. Stribling, DPM, Chair
 Charles Clack, Director
 Francesca Caballero, Director
 Marie R. McClure, Director
 Jessica Weaver, Director

DIRECTORS ABSENT:

Charles R. Munoz, Vice Chair
 Thomas F. Adkisson, Director

BOARD LEGAL COUNSEL:

Doug Poneck, Escamilla & Poneck, LLP

STAFF:

David Nisivoccia, President and CEO
 Muriel Rhoder, Chief Administrative Officer
 Ed Hinojosa, Chief Financial Officer
 Timothy E. Alcott, Development Services and
 Neighborhood Revitalization Officer
 Adrian Lopez, Director of Community
 Development Initiatives
 Janie Rodriguez, Director of Human Resources
 Jo Ana Alvarado, Director of Innovative
 Technology
 Brandee Perez, Director of Federal
 Housing Programs
 Diana Kolodziej Fiedler, Director of
 Finance and Accounting

Steven Morando, Director of Procurement and
 General Services
 Rosario Neaves, Director of Communications
 and Public Affairs
 Hector Martinez, Director of Construction
 Services and Sustainability
 Domingo Ibarra, Director of Security
 Lorraine Robles, Director of Development
 Services and Neighborhood Revitalization
 Thomas Roth, Director of Asset
 Management
 Richard Milk, Director of Policy and Planning

Item 1: Meeting called to order
 Chair Stribling called the meeting to order at 3:35 p.m.

Item 2: Approval of the September 1, 2016, San Antonio Housing Finance Corporation minutes

Motion: Director Clack moved to approve the minutes of September 1, 2016. Director Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote
Morris A. Stribling, DPM, Chair	X		
Charles Clack, Director	X		
Francesca Caballero, Director	X		
Marie R. McClure, Director	X		
Jessica Weaver, Director	X		

Item 3: Resolution 17FIN-10-19, in support of authorizing the San Antonio Housing Finance Corporation to issue up to \$19,000,000 of tax exempt bonds and authorizing such corporation to apply for volume cap for private activity bonds from the Texas Bond Review Board for the financing of Tampico Apartments located at 200 Tampico Street

Timothy E. Alcott, Real Estate and Legal Services Officer, updated the Board and said the San Antonio Housing Finance Corporation (SAHFC) is an affiliate entity to the Housing Authority of the City of San Antonio, Texas (SAHA). SAHA is working with 210DG, a developer, to build an apartment complex at I-35 and Tampico. Part of the financing will be through 4% tax credits. To issue 4% tax credits, the SAHFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits. To promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity “volume cap” tax-exempt bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds are eligible for 4% tax credits only.

The financial impact is that the bonds will assist with financing of the apartment complex. The total financing will be brought to the Board for approval at a later date.

Motion: Director Clack moved to approve Resolution 17FIN-10-19. Director Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote
Morris A. Stribling, DPM, Chair	X		
Charles Clack, Director	X		
Francesca Caballero, Director	X		
Marie R. McClure, Director	X		
Jessica Weaver, Director	X		

Item 4: Resolution 17FIN-10-20, in support of authorizing the San Antonio Housing Finance Corporation to issue up to \$28,000,000 of tax exempt bonds and authorizing such corporation to apply for volume cap for private activity bonds from the Texas Bond Review Board for the financing of Mira Vista Apartments located at 5700 Culebra Road

Mr. Alcott updated the Board and stated that SAHA will be soliciting a developer to assist in developing 5700 Culebra Road. Part of the financing for the project will be through 4% tax credits. To issue 4% tax credits, the SAHFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits. To promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity “volume cap” tax-exempt

bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds are eligible for 4% tax credits only.

The financial impact is that the bonds will assist with financing of the apartment complex. The total financing will be brought to the Board for approval at a later date.

Motion: Director Caballero moved to approve Resolution 17FIN-10-20. Director Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote
Morris A. Stribling, DPM, Chair	X		
Charles Clack, Director	X		
Francesca Caballero, Director	X		
Marie R. McClure, Director	X		
Jessica Weaver, Director	X		

Item 4: Adjournment.
With no objections, Chair Stribling adjourned at 3:39 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Directors

Date

David Nisivoccia
Secretary/Treasurer

Date

MINUTES
SAN ANTONIO HOUSING FACILITY CORPORATION
October 19, 2017

SCHEDULED: 2:00 p.m. at Alazan-Apache Courts, 1011 S. Brazos, San Antonio, TX, 78207

DIRECTORS PRESENT:

Morris A. Stribling, DPM, Chair
Charles Clack, Director
Francesca Caballero, Director
Marie R. McClure, Director
Jessica Weaver, Director

DIRECTORS ABSENT:

Charles R. Munoz, Vice Chair
Thomas F. Adkisson, Director

BOARD LEGAL COUNSEL:

Doug Poneck, Escamilla & Poneck, LLP

STAFF:

David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Development Services and
Neighborhood Revitalization Officer
Adrian Lopez, Director of Community
Development Initiatives
Janie Rodriguez, Director of Human Resources
Jo Ana Alvarado, Director of Innovative
Technology
Brandee Perez, Director of Federal
Housing Programs
Diana Kolodziej Fiedler, Director of
Finance and Accounting

Steven Morando, Director of Procurement and
General Services
Rosario Neaves, Director of Communications
and Public Affairs
Hector Martinez, Director of Construction
Services and Sustainability
Domingo Ibarra, Director of Security
Lorraine Robles, Director of Development
Services and Neighborhood Revitalization
Thomas Roth, Director of Asset
Management
Richard Milk, Director of Policy and Planning

Item 1: Meeting called to order
Chair Stribling called the meeting to order at 4:10 p.m.

Item 2: Consideration and appropriate action regarding Resolution 17FAC-10-19, authorizing the modification and extension of a revolving line of credit in the original amount of \$3,000,000 from the Frost National Bank and authorizing the execution and delivery on behalf of San Antonio Housing Facility Corporation (SAHFC) of all required documents, certificates and agreements
Ed Hinojosa, Chief Financial Officer, and Diana Kolodziej Fiedler, Director of Finance and Accounting, informed the Board that the term of the loan is for three years collateralized by the Deed of Trust on land and improvements at 818 South Flores St., San Antonio Texas, 78204. They also provided examples of activities the line of credit may be used for to include providing funding for the development of future affordable housing projects, and to provide short-term funding for renovations and/or improvements at the Affordable Housing communities and at the Central Office building. Furthermore, they explained the financial impact and that the agency has a need to extend and modify the revolving line of credit to be used for

short-term borrowing needs. SAHA has received a Preliminary Discussion Sheet from Frost Bank to extend and modify the Facility Corporation's \$3,000,000 revolving line of credit. The loan term will be for a period of three years at a rate equal to prime plus .25%. The all-in rate as of June 15, 2017, is 4.50%. A processing fee in the amount of \$3,000 will be payable by Borrower in immediately available funds upon the closing of the Loan

Motion: Director Caballero moved to approve Resolution 17FAC-10-19. Director Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote
Morris A. Stribling, DPM, Chair	X		
Charles Clack, Director	X		
Francesca Caballero, Director	X		
Marie R. McClure, Director	X		
Jessica Weaver, Director	X		

Item 3: Adjournment.
With no objections, Chair Stribling adjourned at 4:12 p.m.

ATTEST:

Morris A. Stribling, DPM
Chair, Board of Directors

Date

David Nisivoccia
Secretary/Treasurer

Date

BOARD OF COMMISSIONERS

RESOLUTION 5748, AUTHORIZING THE SALE OF APPROXIMATELY 3.13 ACRES OF VACANT LAND LOCATED ON ROSARY STREET, BETWEEN S. GARCIA STREET AND S. RIO GRANDE STREET IN SAN ANTONIO, TX; THE SALE OF SUCH PROPERTY TO THE HIGHEST BIDDER; AND THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION



David Nisivoccia
President and CEO



Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 5748, authorizing the sale of approximately 3.13 acres of vacant land located at Rosary Street, between S. Garcia Street and S. Rio Grande Street in San Antonio, TX; the sale of such property to the highest bidder; and execution of any and all documents necessary to consummate such transaction.

FINANCIAL IMPACT:

The broker has presented a purchase contract from NoStandard Properties, LLC, for \$220,000. The most recent appraisal performed by The Glen Company, valued the land at \$220,000, as of July 26, 2016. It is estimated that this transaction will generate approximately \$204,600 after payment of transaction related costs. The net sale proceeds will be utilized to fund capital projects to preserve affordable housing units in San Antonio Housing Authority's Public Housing portfolio.

SUMMARY:

The San Antonio Housing Authority has developed a five-year asset management plan to evaluate capital investment in the Public Housing and Beacon portfolios. As part of this analysis, SAHA staff has identified real estate holdings that are not critical to its mission statement or implementation of its strategic plan.

The subject parcel was once part of the East Terrace Public Housing development, which was demolished to make way for the construction of single family homes. A portion of property was redeveloped using Hope VI grant funds. The area was redeveloped with 119 single family homes, which were sold to individuals that met income eligibility requirements. The remaining 18.2 acres were not developed due to a lack of funding.

In 2014, SAHA sold 12.02 acres of the remaining parcel to the developer of the IDEA School. At the November 2016, Operations and Choice Neighborhood Committee meeting, staff updated the committee, that two parcels were being listed for sale: a 2.52 acre parcel and the subject parcel. In December 2016, the parcels were listed with Cano & Company (a commercial broker currently under contract with SAHA). The 2.52 acres parcel was sold at the current appraised value of \$215,000 and has since closed.

The 3.13 acre parcel is zoned R-6, Residential Single-Family District (permitted uses of single family dwelling detached with minimum lot size of 5,000 square feet, foster family home,

nursery, public and private schools). SAHA received offers of \$150,000 and \$190,000, and both offers were rejected, given the current appraised value of \$220,000. After further negotiations, the buyer submitted a full price offer of \$220,000. Staff is recommending approval of the sale of this non strategic asset at the current appraised value.

UPDATE:

At the request of the Board of Commissioners, staff has completed further due diligence on the prospective purchaser and discussed the proposed sale with City Council representative William "Cruz" Shaw.

On September 25, 2017, staff met with Juan Carlos Suarez and Amy Domit, the principals of NoStandard Properties, LLC. They are a small minority owned business focused on affordable single family housing and multifamily properties located predominantly in South Texas. They have been involved in the development of approximately 148 affordable single family homes in the \$85,000 to \$115,000 price range. They also have developed or rehabilitated eight multifamily properties totaling 505 units. They have a management company (Domit Apartments) that manages their multifamily properties and serves as a third party fee manager on other properties. The combined multifamily portfolio exceeds 800 units.

Mr. Suarez has been involved in real estate ownership/development for over 24 years. He holds an MBA from the UCLA Anderson School of business. He is an active member in the Texas Apartment Association and Rio Grande Valley Apartment Association. He is a resident of San Antonio, and is focused on developing affordable housing options on the east side. He is interested in working with the community to ensure that the design and density of his project is in keeping with the residential standards for the neighborhood.

Our President and CEO has conducted a preliminary meeting with Councilman Shaw. The conversation focused primarily on the Choice Neighborhood development project. Overall, Councilman Cruz is pleased with the positive changes occurring in his district and SAHA's commitment to provide affordable housing alternatives to his constituents. While details on the future development of the 3.13 acre parcel have not been finalized, there did not appear to be resistance to the building of affordable housing on this parcel.

STRATEGIC OBJECTIVE:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5748

Map

Portfolio Image Examples

SAN ANTONIO HOUSING AUTHORITY
Resolution 5748

RESOLUTION 5748, AUTHORIZING THE SALE OF APPROXIMATELY 3.13 ACRES OF VACANT LAND AT ROSARY STREET, BETWEEN S. GARCIA STREET AND S. RIO GRANDE STREET IN SAN ANTONIO, TX; THE SALE OF SUCH PROPERTY TO THE HIGHEST BIDDER, AND THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO CONSUMMATE SUCH TRANSACTION

WHEREAS, the Housing Authority of the City of San Antonio, has completed a review of its real estate portfolio and determined this asset is not critical to the implementation of SAHA's Strategic Plan; and

WHEREAS, the U.S. Department of Housing and Urban Development has approved SAHA's disposition application for the sale of this Public Housing asset; and

WHEREAS, the property has been listed on MLS since December 2016. Several inquiries were received, but the highest purchase offer submitted was at the current appraised value of \$220,000; and

WHEREAS, net proceeds from the sale of this Public Housing asset will be utilized to fund preservation activities to extend the useful life of existing Public Housing units in SAHA's portfolio.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5748, authorizing the sale of approximately 3.13 acres of vacant land at Rosary Street between S. Garcia Street and S. Rio Grande Street in San Antonio, Texas; the sale of such property to the highest bidder, and the execution of any and all documents necessary to consummate such transaction.
- 2) Authorizes the President and CEO, or designee, to execute any and all documents necessary to consummate this transaction.

Passed and approved the 2nd day of November 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

3.13 ACRES MAP



Previous Single Family Home Design



Multifamily Portfolio Examples

MOSAIC LOFTS - NICHE SPECIALTY – AFFORDABLE HIP/TRENDY



STONEWOOD APARTMENTS – AFFORDABLE UPPER LEVEL / LUXURY



Potential Project Design

POTENTIAL PROJECT IDEAS

Based on "Missing Middle" focused on affordability by increasing density.

Sale/Rental

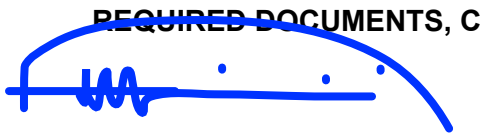
- Stand Alone Small Homes – 1,150-1,350 sqft.
- Bungalow Courts
- Cottage Homes
- Duplex/Townhouse Courts
- Triplex/Fourplex

Increase Density to fit above concepts.



BOARD OF COMMISSIONERS

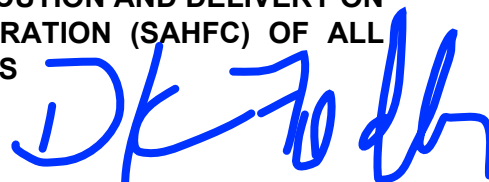
RESOLUTION 5761, AUTHORIZING THE MODIFICATION AND EXTENSION OF A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF \$3,000,000 FROM THE FROST NATIONAL BANK AND AUTHORIZING THE EXECUTION AND DELIVERY ON BEHALF OF SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) OF ALL REQUIRED DOCUMENTS, CERTIFICATES AND AGREEMENTS



David Nisivoccia
President and CEO



Ed Hinojosa
Chief Financial Officer



Diana Kolodziej Fiedler
Director of Finance and
Accounting

REQUESTED ACTION:

Consideration and approval regarding Resolution 5761, authorizing the modification and extension of a revolving line of credit in the original face amount of \$3,000,000 from the Frost National Bank and authorizing the execution and delivery on behalf of San Antonio Housing Facility Corporation (SAHFC) of all required documents, certificates and agreements.

FINANCIAL IMPACT:

SAHA has received a Preliminary Discussion Sheet from Frost Bank to extend and modify the Facility Corporation's \$3,000,000 revolving line of credit. The loan term will be for a period of three years at a rate equal to prime plus .25%. The all-in rate as of June 15, 2017, is 4.50%. A processing fee in the amount of \$3,000 will be payable by the Borrower in immediately available funds upon the closing of the loan.

SUMMARY:

This resolution will allow the agency to extend and modify the revolving line of credit to be used for short-term borrowing needs. The term of the loan is for three years, collateralized by the Deed of Trust on land and improvements at 818 South Flores St., San Antonio, Texas, 78204. Examples of activities the line of credit may be used for include providing funding for the development of future affordable housing projects and providing short-term funding for renovations and/or improvements at our Affordable Housing communities, as well as, at our Central Office building.

STRATEGIC GOAL:

Transform core operations to be a high performing and financially strong organization.

ATTACHMENTS:

Certificate for Resolution 5761
Resolution 5761
Preliminary Discussion Sheet
Modification, Renewal and Extension Agreement

CERTIFICATE FOR RESOLUTION 5761

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas (“SAHA”), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the “Open Meetings Act”), and the bylaws of SAHA, the Board of Commissioners of SAHA (the “Board”) held a meeting on November 2, 2017, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION AUTHORIZING THE MODIFICATION AND EXTENSION OF
A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF
\$3,000,000 FROM FROST BANK TO THE SAN ANTONIO HOUSING
FACILITY CORPORATION AND AUTHORIZING THE EXECUTION AND
DELIVERY OF ALL REQUIRED DOCUMENTS, CERTIFICATES AND
AGREEMENTS

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of SAHA.

SIGNED November 2nd, 2017.



David Nisivoccia
President and CEO

**SAN ANTONIO HOUSING AUTHORITY
RESOLUTION 5761**

RESOLUTION 5761, AUTHORIZING THE MODIFICATION AND EXTENSION OF A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF \$3,000,000 FROM FROST BANK TO THE SAN ANTONIO HOUSING FACILITY CORPORATION AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL REQUIRED DOCUMENTS, CERTIFICATES AND AGREEMENTS

WHEREAS, the Housing Authority of the City of San Antonio, Texas (SAHA), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (Act) approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (SAHFC); and

WHEREAS, in 2008, SAHFC entered into a revolving line of credit with Frost Bank, a Texas state bank (then known as Frost National Bank) in the original face amount of \$3,000,000, which line of credit has expired; and

WHEREAS, SAHFC desires to modify and extend its revolving line of credit arrangement with Frost Bank in the original face amount of \$3,000,000 (Loan), the proceeds of which Loan may be used for the short-term borrowing needs of either SAHFC or SAHA; and

WHEREAS, the Board of Commissioners of SAHA (Board) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio to authorize SAHFC to enter into the transaction described above so that SAHFC may modify and extend the Loan; and

WHEREAS, the Board has reviewed the foregoing and determined that the action authorized herein is in furtherance of the public purposes of SAHA; and

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the San Antonio Housing Authority hereby approves the following:

- 1) The modification and extension of the Loan by SAHFC and the contemplated actions of SAHFC regarding the transaction are hereby authorized and approved, and the President, any Vice President, the Secretary and/or Treasurer, or any of them, of SAHFC and SAHA, as appropriate, are hereby authorized to execute any and all documentation required for the modification and extension of the Loan. The President, any Vice President, the Secretary and/or Treasurer, or any of them, of SAHFC and SAHA, as appropriate, are authorized to negotiate and approve such changes in, or additions to, the terms any of the documents (prior to the execution and delivery thereof), including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

- 2) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 3) If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
- 4) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 5) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 6) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 7) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 2nd day of November 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO



Cullen/Frost Bankers, Inc.

CONFIDENTIAL

**PRELIMINARY DISCUSSION SHEET
FOR**

San Antonio Housing Facility Corporation

September 25, 2017



Frost

**BANKING
INVESTMENTS
INSURANCE**

FROST BANK
DISCUSSION SHEET

THIS DISCUSSION SHEET IS NOT TO BE CONSIDERED A LEGALLY BINDING COMMITMENT BY THE BANK. THIS IS A NON BINDING OUTLINE.

This Discussion Sheet does not constitute a commitment to lend money. The following is intended as a preliminary outline only and does not purport to contain all the terms, conditions, covenants, representations, warranties and other provisions which will be contained in a definitive agreement and which may differ from those contained herein. Other terms and provisions not contained in this outline may be considered and/or required. Further information may need to be obtained and additional due diligence and underwriting will need to be performed, as determined in the Bank's sole discretion, to enable the Bank to make a decision whether to approve the Loan/Line of Credit, commit to the Loan/Line of Credit and enter into a definitive agreement. Neither Bank nor Borrower shall have any liability to the other should either party elect for any reason not to proceed and enter into a definitive agreement.

- Date:** September 25, 2017
- Borrower:** San Antonio Housing Facility Corporation
- Loan Amount:** \$3,000,000.00
- Purpose:** Revolving Line of Credit to be used for short term borrowing needs.
- Term:** Three (3) years from the date of the Loan.
- Interest Rate:** The "Latest" U.S. prime rate as quoted in The Wall Street Journal (U.S. Edition), plus 0.25% per annum, with said rate to be adjusted to account for any changes in said prime rate. The prime rate will be defined in the Loan Documents in accordance with Lender's standard practices.
- Repayment:** Interest only will be due and payable monthly as it accrues until the Maturity Date, when the entire amount of the Loan, principal and interest then remaining unpaid, will be then due and payable.
- Prepayment Provision:** The Loan may be prepaid, in whole or in part, without premium or penalty.
- Collateral:** Deed of Trust on land and improvements at 818 South Flores St., San Antonio, TX 78204
- Guarantors:** None.
- Processing Fees:** A processing fee in the amount of \$3,000.00 will be payable by Borrower in immediately available funds upon the closing of the Loan.
- Reporting Requirements:** Borrower, as applicable, will provide to Lender throughout the term of the Loan the following:
- 1) SAHFC to provide quarterly and annual internally prepared balance sheet and year to date income statement, within 45 days of quarter end.
 - 2) SAHFC to provide annual audited financial statement within 180 days of fiscal year end.

3) Additional financial information from time to time as may be requested by Lender.

Financial Covenants: Cash Distributions to Affiliates. Cash Distributions to Affiliates. No internal fees and or distributions from SAHFC to affiliates will be paid unless SAHFC's minimum debt service coverage ratio is met.

Loan Costs: Expenses consist of but are not limited to: 1) legal fees for documentation and or review of transaction by Bank's counsel, and 2) real estate related due diligence fees, such as title insurance, surveys, appraisals, and environmental reports; and will be paid by Borrower.

Miscellaneous: Documentation to be consistent with Bank's standard documents utilized for the type of financing described herein.

CONFIDENTIALITY: Borrower shall not, without the prior written approval of Bank disclose the existence or terms of this Discussion Sheet to any party except as may be compelled by judicial or administrative proceeding with prior notice to Bank.

This Discussion Sheet expires **forty five (45) days** from the date hereof.

When Recorded, Return To:
FROST BANK
P.O. Box 1600
San Antonio, Texas 78296
Loan Documentation Department, RB-2
Ref: 1204031-9008

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



MODIFICATION, RENEWAL AND EXTENSION AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

THIS MODIFICATION, RENEWAL AND EXTENSION AGREEMENT ("Agreement") to be effective as of October 14, 2017, ("Effective Date") is entered into by and between **FROST BANK**, a Texas state bank, formerly known as The Frost National Bank ("Lender"), and **SAN ANTONIO HOUSING FACILITY CORPORATION**, a Texas non-profit corporation ("Borrower").

RECITALS:

A. Lender is the sole owner and holder of that one certain Revolving Promissory Note (the "Note") dated October 14, 2008, executed by Borrower and payable to the order of Lender in the original principal amount of Three Million and No/100 Dollars (\$3,000,000.00).

B. The Note is secured by (i) a Deed of Trust, Security Agreement - Financing Statement executed by Borrower to Jimmy R. Locke, Trustee, dated October 14, 2008 (the "Deed of Trust"), filed for record at Volume 13741, Page 1514 of the Real Property Records of Bexar County, Texas, covering certain real property located in said county as more particularly described in Exhibit A attached hereto (the "Property"), and (ii) an Assignment of Leases and Rents covering the Property executed by Borrower, dated October 14, 2008 (the "Assignment"), filed for record at Volume 13741, Page 1501 of the Real Property Records of Bexar County, Texas. The Note, the Deed of Trust, the Assignment and such other documents, instruments and agreements evidencing, securing or pertaining to the Note and all modifications, renewals and extensions thereof are hereafter collectively referred to as the "Loan Documents."

C. The Note was modified, renewed and extended pursuant to (i) that certain Modification, Renewal and Extension Agreement executed by Borrower, dated October 14, 2011, and filed for record at Volume 15289, Page 276 of the Real Property Records of Bexar County, Texas, and (ii) that certain Modification, Renewal and Extension Agreement executed by Borrower, dated October 14, 2014, and filed for record at Volume 17292, Page 909 of the Real Property Records of Bexar County, Texas.

D. The Note matured in accordance with its terms on October 14, 2017, and Borrower has requested that Lender extend the maturity date of the Note.

E. Lender has agreed to such requests, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Borrower and Lender hereby agree as follows:

1. Acknowledgment of Amount of Credit. The parties hereto acknowledge that (a) the total principal amount which Lender was originally obligated to advance to Borrower pursuant to the Note was THREE MILLION AND NO/100 DOLLARS (\$3,000,000.00); (b) as of the Effective Date hereof, (i) the outstanding current principal balance of the Note is \$ TBD, and which has been advanced by Lender to Borrower, and (ii) there remains a balance of \$ TBD to be advanced to Borrower pursuant to and in accordance with the terms and provisions of the Note.

2. Renewal and Extension of Maturity. Based upon Borrower's payment of \$3,000.00 to Lender as a processing fee, the Note is hereby renewed and the maturity of the Note is hereby extended to October 14, 2020 (the "Revised Maturity Date").

3. Required Payments. From and after the effective date of this Agreement, principal and interest under the Note shall be due and payable as follows:

Interest only shall be due and payable monthly as it accrues on the 1st day of each and every calendar month, beginning November 1, 2017, and continuing regularly and monthly thereafter until October 14, 2020, when the entire amount hereof, principal and interest then remaining unpaid, shall be then due and payable; interest being calculated on the unpaid principal each day principal is outstanding and all payments made credited to any collection costs and late charges, to the discharge of interest accrued and to the reduction of the principal, in such order as Lender shall determine.

4. Interest Rate. The annual interest rate provided for in the Note shall be amended such that interest shall be charged from and after the effective date of this Agreement as follows:

Interest on the outstanding and unpaid principal balance hereof shall be computed at a per annum rate equal to the lesser of (a) a rate equal to the Prime Rate, plus one-

quarter percent (0.25%) per annum, or (b) the highest rate permitted by applicable law, but in no event shall interest contracted for, charged or received hereunder plus any other charges in connection herewith which constitute interest exceed the maximum interest permitted by applicable law, said rate to be effective prior to maturity (however such maturity is brought about). The term "Prime Rate," as used herein, shall mean the maximum "Latest" "U.S." prime rate of interest per annum published from time to time in the Money Rates section of The Wall Street Journal (US Edition) or in any successor publication to The Wall Street Journal. Borrower understands that the Prime Rate may not be the best, lowest, or most favored rate of Lender or The Wall Street Journal, and any representation or warranty in that regard is expressly disclaimed by Lender. Borrower acknowledges that (i) if more than one U.S. prime rate is published at any time by The Wall Street Journal, the highest of such prime rates shall constitute the Prime Rate hereunder, and (ii) if at any time The Wall Street Journal ceases to publish a U.S. prime rate, Lender shall have the right to select a substitute rate that Lender determines, in the exercise of its reasonable commercial discretion, to be comparable to such prime rate, and the substituted rate as so selected, upon the sending of written notice thereof to Borrower, shall constitute the Prime Rate hereunder. Upon each increase or decrease hereafter in the Prime Rate, the rate of interest upon the unpaid principal balance hereof shall be increased or decreased by the same amount as the increase or decrease in the Prime Rate, such increase or decrease to become effective as of the day of each such change in the Prime Rate and without notice to Borrower or any other person.

Interest shall be computed on a per annum basis of a year of 360 days and for the actual number of days elapsed, unless such calculation would result in a rate greater than the highest rate permitted by applicable law, in which case interest shall be computed on a per annum basis of a year of 365 days or 366 days in a leap year, as the case may be.

5. Controlling Agreement. No provisions of this Agreement or the Loan Documents shall require the payment or permit the collection, application or receipt of interest in excess of the maximum permitted by applicable state or federal law. If any excess of interest in such respect is herein or in any such other instrument provided for, or shall be adjudicated to be so provided for herein or in any such instrument, the provisions of this paragraph shall govern, and neither Borrower nor any endorsers of the Note nor their respective successors, assigns or personal representatives shall be obligated to pay the amount of such interest to the extent it is in excess of the amount permitted by applicable law. It is expressly stipulated and agreed to be the intent of Borrower and Lender to at all times comply with the usury and other laws relating to the Loan Documents and any subsequent revisions, repeals or judicial interpretations thereof, to the extent applicable thereto. In the event Lender or other holder of the Note ever receives, collects or applies as interest any such excess, such amount which would be excessive interest shall be applied to the reduction of the unpaid principal balance of the Note and, if upon such application the principal balance of the Note is paid in full, any remaining excess shall be forthwith paid to Borrower and the provisions of the Loan Documents shall immediately be deemed reformed and the amounts

thereafter collectible thereunder reduced, without the necessity of execution of any new document, so as to comply with the then applicable law, but so as to permit the recovery of the fullest amount otherwise called for thereunder. In determining whether or not the interest paid or payable under any specific contingency exceeds the maximum interest allowed to be charged by applicable law, Borrower and Lender or other holder hereof shall, to the maximum extent permitted under applicable law, amortize, prorate, allocate and spread the total amount of interest throughout the entire term of the Note so that the amount or rate of interest charged for any and all periods of time during the term of the Note is to the greatest extent possible less than the maximum amount or rate of interest allowed to be charged by law during the relevant period of time. Notwithstanding any of the foregoing, if at any time applicable laws shall be changed so as to permit a higher rate or amount of interest to be charged than that permitted prior to such change, then unless prohibited by law, references in the Note to "applicable law" for purposes of determining the maximum interest or rate of interest that can be charged shall be deemed to refer to such applicable law as so amended to allow the greater amount or rate of interest.

6. **Release and Waiver of Claims.** In consideration of (i) the modification of certain provisions of the Note, as herein provided, and (ii) the other benefits received by Borrower hereunder, Borrower hereby **RELEASES, RELINQUISHES and forever DISCHARGES** Lender, as well as its predecessors, successors, assigns, agents, officers, directors, employees and representatives, of and from any and all claims, demands, actions and causes of action of any and every kind or character, past or present, which Borrower may have against Lender and its predecessors, successors, assigns, agents, officers, directors, employees and representatives arising out of or with respect to (a) any right or power to bring any claim against Lender for usury or to pursue any cause of action against Lender based on any claim of usury, and (b) any and all transactions relating to the Loan Documents occurring prior to the date hereof, including any loss, cost or damage, of any kind or character, arising out of or in any way connected with or in any way resulting from the acts, actions or omissions of Lender, and its predecessors, successors, assigns, agents, officers, directors, employees and representatives, including any breach of fiduciary duty, breach of any duty of fair dealing, breach of confidence, breach of funding commitment, undue influence, duress, economic coercion, conflict of interest, negligence, bad faith, malpractice, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander or conspiracy, but in each case only to the extent permitted by applicable law.

7. **Reaffirmation of Representations, Etc.** Borrower hereby reaffirms to Lender each of the representations, warranties, covenants and agreements of Borrower set forth in the Loan Documents.

8. **Enforceable Obligations.** Borrower hereby ratifies, affirms, reaffirms, acknowledges, confirms and agrees that the Loan Documents represent valid and enforceable obligations of Borrower, and Borrower further acknowledges that there are no existing claims, defenses, personal or otherwise, or rights of setoff whatsoever with respect to the Note, and Borrower further acknowledges and represents that no event has occurred and no condition exists

which would constitute a default under the Loan Documents or this Agreement, either with or without notice or lapse of time, or both.

9. No Release of Liens. This Agreement in no way acts as a release or relinquishment of the liens, security interests and rights (the "Liens") created or evidenced by the Loan Documents. The Liens are hereby ratified and confirmed by Borrower in all respects and are extended to secure (i) the indebtedness created or described in the Loan Documents, including without limitation, principal amount of the Note, (ii) all interest, charges and other sums payable with respect thereto, and (iii) the performance of all other obligations under the Loan Documents.

10. Additional Renewals and Extensions. Notwithstanding anything to the contrary contained herein or inferred hereby or in any other instrument executed by Borrower or in any other action or conduct undertaken by Borrower on or before the date hereof, the agreements, covenants and provisions contained herein shall constitute the only evidence of Lender's consent to extend the terms and provisions of the Loan Documents in the manner set forth herein. No express or implied consent to any further extensions and/or modifications involving any of the matters set forth in this Agreement or otherwise, shall be inferred or implied from Lender's execution of this Agreement. Further, Lender's execution of this Agreement shall not constitute a waiver (either express or implied) of the requirement that any further extensions and/or modifications of the Loan Documents shall require the express written approval of Lender, no such approval (either express or implied) having been given as of the date hereof.

11. Miscellaneous. Except as modified hereby, all provisions of the Loan Documents shall continue in full force and effect, and the Borrower acknowledges and reaffirms its liability to Lender thereunder. In the event of any inconsistency between this Agreement and the terms of the Loan Documents, this Agreement shall govern.

(a) Borrower hereby agrees to pay all costs and expenses incurred by Lender in connection with the execution and administration of this Agreement and the modification of the Loan Documents including, but not limited to, all appraisal costs, title insurance costs, legal fees incurred by Lender and filing fees.

(b) Any default by Borrower in the performance of its obligations herein contained shall constitute a default under the Loan Documents and shall allow Lender to exercise all of its remedies set forth in the Loan Documents.

(c) Lender does not, by its execution of this Agreement, waive any rights it may have against any person not a party to this Agreement.

(d) In case any of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(e) This Agreement is executed and delivered as an incident to a lending transaction negotiated and consummated in Bexar County, Texas, and shall be governed by and construed in accordance with the laws of the State of Texas. Borrower, for itself and its successors and assigns, hereby irrevocably (a) submits to the nonexclusive jurisdiction of the state and federal courts in Texas, (b) waives, to the fullest extent permitted by law, and objection that it may now or in the future have to the laying of venue of any litigation arising out of or in connection with any Loan Document brought in the District Court of Bexar County, Texas, or in the United States District Court for the Western District of Texas, San Antonio, Division, (c) waives any objection it may now or hereafter have as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum, and (d) agrees that any legal proceeding against any party to any Loan Document arising out of or in connection with any of the Loan Documents may be brought in one of the foregoing courts. Borrower agrees that service of process upon it may be made by certified or registered mail, return receipt requested, at its address specified herein. Nothing herein shall affect the right of Lender to serve process in any other manner permitted by law or shall limit the right of Lender to bring any action or proceeding against Borrower or with respect to any of Borrower's property in courts in other jurisdictions. The scope of each of the foregoing waivers is intended to be all encompassing of any and all disputes that may be filed in any court and that relate to the subject matter of this transaction, including, without limitation, contract claims, tort claims, breach of duty claims, and all other common law and statutory claims. Borrower acknowledges that these waivers are a material inducement to Lender's agreement to enter into agreements and obligations evidenced by the Loan Documents, that Lender has already relied on these waivers and will continue to rely on each of these waivers in related future dealings. The waivers in this section are irrevocable, meaning that they may not be modified either orally or in writing, and these waivers apply to any future renewals, extensions, amendments, modifications, or replacements in respect of the applicable Loan Document. In connection with any litigation, this Agreement may be filed as a written consent to a trial by the court.

(f) This Agreement shall be binding upon and inure to the benefit of Lender, Borrower and their respective successors, assigns and legal representatives.

(g) Borrower hereby acknowledges and agrees that it has entered into this Agreement of its own free will and accord and in accordance with its own judgment after advice of its own legal counsel, and states that it has not been induced to enter into this Agreement by any statement, act or representation of any kind or character on the part of the parties hereto, except as expressly set forth in this Agreement.

(h) To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without

impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURE PAGE TO FOLLOW]

EXECUTED to be effective the Effective Date.

BORROWER:

SAN ANTONIO HOUSING FACILITY CORPORATION, a Texas non-profit corporation

By: _____
Ed Hinojosa, Assistant Secretary/Treasurer

LENDER:

FROST BANK, a Texas state bank

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____, 2017, by Ed Hinojosa, Assistant Secretary/Treasurer of SAN ANTONIO HOUSING FACILITY CORPORATION, a Texas non-profit corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of FROST BANK, a Texas bank, on behalf of said bank.

Notary Public in and for the State of Texas

PREPARED IN THE LAW OFFICE OF:

Rosenthal Pauerstein Sandoloski Agather LLP
755 E. Mulberry Ave., Suite 200
San Antonio, Texas 78212

**EXHIBIT A
TO
MODIFICATION, RENEWAL AND EXTENSION AGREEMENT**

PROPERTY

**Metes and bounds description
(5.932 ACRE TRACT)**

A tract of land being all of Lot 15, Block 1, New City Block 2547, Flores Addition, Unit 1-C, San Antonio, Bexar County, Texas, as recorded in Volume 9532, Page. 90 of the Plat Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rebar found on the southwesterly right-of-way line of Sheridan Street (55 foot R.O.W.) at the easterly end of a 15 foot radius curve return from the southeasterly right-of-way line of South Flores Street (60 foot R.O.W.);

THENCE S 63° 22' 19" E, 571.01 feet along said southwesterly right-of-way line of Sheridan Street to a set "X" on concrete at a point of curvature at the westerly end of a 15foot radius curve return into the northwesterly right-of-way line of South Main Avenue (60 foot R.O.W.);

THENCE 23.08 feet along a curve to the right having a radius of 15.00 feet, a central angle of 88° 10' 29", and a chord bearing and distance of S 19° 17' 04" E, 20.87 feet, leaving said southwesterly right-of-way line to a set "X" on concrete at a point of tangency on the southerly end of said 15 foot radius curve return;

THENCE along said northwesterly right-of-way line of South Main Avenue, the following calls;

S 24° 48' 10" W, 71.25 feet to a found "X" on concrete at a point of curvature;

247.90 feet along a curve to the left having a radius of 823.00 feet, a central angle of 17° 15' 30" and a chord bearing and distance of S 16° 10' 26" W, 246.96 feet to a 1/2" iron rebar found at a point of reverse curvature;

82.35 feet along a curve to the right having a radius of 1297.00 feet, a central angle of 03° 38' 17" and a chord bearing and distance of S 09° 21' 49" W, 82.34 feet to a 1/2" iron rebar found at the intersection with the northeasterly line of a so called 0.8797 acre tract being the abandoned West Johnson Street, as recorded in Volume 3473, Pages 1124-1129 of the Real Property Records of Bexar County, Texas, for the easternmost southeast corner of this tract;

THENCE N 64° 41' 08" W, 319.73 feet leaving the northwesterly right-of-way line of South Main Avenue and continuing along said northeasterly line of the abandoned West Johnson Street, to a 1/2" iron rebar found at the intersection with the extension of the former centerline of the abandoned and closed Nathan Street for an interior corner of this tract;

THENCE S 24° 48' 11" W, 390.81 feet partially along said former center line to a 1/2" spindle set on the northeasterly right-of-way line of West Guenther Street (55 foot

R.O.W.), said spindle being the southernmost, southeast corner of the tract herein described;

THENCE N 65° 41' 17" W, 324.87 feet along said northeasterly right-of-way line to a 1/2" iron rebar set at a point of curvature at the easterly end of a 15 foot radius curve return into the southeasterly right-of-way line of South Flores Street;

THENCE 23.69 feet along a curve to the right having a radius of 15.00 feet, a central angle of 90° 29' 28", and a chord bearing and distance of N 20° 26' 33" W, 21.30 feet leaving said northeasterly right-of-way line to a 1/2" iron rebar set at a point of tangency at the northerly end of said 15 foot radius curve return;

THENCE N 24° 48' 11" E, 788.72 feet along the southeasterly right-of-way line of South Flores Street to a 1/2" iron rebar set at a point of curvature at the southerly end of a 15 foot radius curve return into the southwesterly right-of-way line of Sheridan Street;

THENCE 24.04 feet along a curve to the right having a radius of 15.00 feet, a central angle of 91° 49' 30" and a chord bearing and distance of N 70° 42' 56" E, 21.55 feet; returning to the POINT OF BEGINNING and containing 8.959 acres (390,265 sq. ft.) of land, more or less.

SAVE and EXCEPT 3.027 acres (131,833 sq. ft.) of land more or less, restricted for Park and Recreation use only, pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), Section 203 (K)(2), as amended, as described in the following two (2) tracts; leaving 5.932 acres (258,432 sq. ft.) of land, more less.

TRACT 1

Being that land formerly known as Lots 1 - 10; New City Block 2548, San Antonio, Bexar County, Texas, being the same land conveyed by the United States Government to the Housing Authority of the City of San Antonio as recorded in Volume 2530, Pages 805 - 812, of the Real Property Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING at a Chiseled "X" set on the northwesterly right-of-way, line of South Main Avenue, at the southerly end of a 15 foot radius curve return coming from the southwesterly right-of-way line of Sheridan Street;

THENCE S 24° 48' 10" W, 71.25 feet along said northwesterly right-of-way line of South Main Avenue, to a found "X" on concrete at a point-of-curvature;

THENCE 155.61 feet continuing along said northwesterly right-of-way line with a curve to the left having a radius of 823.00 feet, central angle of 10° 50' 01", and a chord bearing and distance of S 19° 23' 11" W, 155.38 feet, to a 1/2" rebar set at the most southerly corner of the tract herein described;

THENCE N 63° 22' 19" W, 321.70 feet leaving said northwesterly right-of-way line to a 1/2" rebar set at the most westerly corner of the tract herein described;

THENCE N 24° 48' 11" E, 240.00 feet to a 1/2" rebar found on the southwesterly right-of-way line of Sheridan Street; said 1/2" rebar being the most northerly corner of the tract herein described;

- THENCE S 63° 22' 19" E, 292.50 feet along said southwesterly right-of-way line to a chiseled "X" found at the westerly end of said 15 foot radius curve return into the northwesterly right-of-way line of South Main Avenue;
- THENCE 23.08 feet along said curve to the right having a radius of 15.00 feet, a central angle of 88° 10' 29", and a chord bearing and distance of S 19° 17' 04" E, 20.87 feet, returning to the POINT OF BEGINNING of said Tract 1, capturing 1.707 acres (74,356 sq. ft.) of land, more or less.

TRACT II

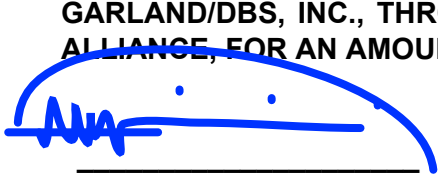
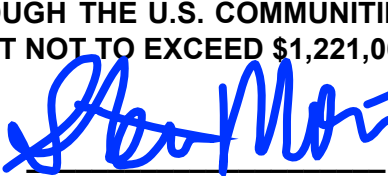

Being that land formerly known as Lots 6 - 13, New City Block 2552, San Antonio, Bexar County, Texas, being the same land conveyed by the United States Government to the Housing Authority of the City of San Antonio as recorded in Volume 2530, Pages 805 - 812, of the Real Property Records of Bexar County, Texas, being more particularly described as follows:

Commencing at a Chiseled "X" set on the northwesterly right-of-way line of South Main Avenue, said point being at the southerly end of a 15 foot radius curve return coming from the southwesterly right-of-way line of Sheridan Street; thence the following calls along said northwesterly right-of-way line: S 24° 48' 10" W, 71.25 feet to set "X" on concrete found at a point of curvature; 172.87 feet along a curve to the left having a radius of 823.00, central angle of 12° 02' 05", and a chord bearing and distance of S 18° 47' 08" W, 172.55 feet to a 1/2" rebar set for the POINT OF BEGINNING;

- THENCE 75.03 feet along a curve to the left having a radius of 823.00 feet, a central angle of 05° 13' 25", and a chord bearing and distance of S 10° 09' 23" W, 75.01 feet, to a 1/2" rebar found at a point of reverse curvature;
- THENCE 82.35 feet along a curve to the right having a radius of 1297.00 feet, a central angle of 03° 38' 17", and a chord bearing and distance of S 09° 21' 49" W, 82.34 feet to a 1/2" iron rebar found at the intersection with the northeasterly line of a so-called 0.8797 acre tract being the abandoned West Johnson Street, as recorded in Volume 3473, Pages 1124-1129 of the Real Property Records of Bexar County, Texas; said 1/2" rebar being the easternmost southeast corner of the aforementioned Lot 15, Block 1, N.C.B. 2547, Flores Addition Unit 1-C; said 1/2" rebar also being the most southerly corner of the tract herein described;
- THENCE leaving the northwesterly right-of-way line of South Main Avenue and continuing along a common line between said 0.8797 acre tract, said Lot 15, and the tract herein described, N 64° 41' 08" W, at 319.73 feet passing a 1/2" rebar set at an interior corner of said Lot 15, and continuing a total distance of 390.73 feet to a 1/2" rebar set at the most westerly corner of the tract herein described;
- THENCE N 24° 48' 11" E, 159.60 feet leaving said common line to a 1/2" rebar set at the most northerly corner of the tract herein described;
- THENCE S 63° 22' 19" E, 350.00 feet returning to the POINT OF BEGINNING, containing 1.320 acres (57,477 sq. ft.) of land, more or less.

BOARD OF COMMISSIONERS

RESOLUTION 5762, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR RECONSTRUCTION OF SEVERAL CANOPY ROOFS AT LINCOLN HEIGHTS COURTS TO GARLAND/DBS, INC., THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE, FOR AN AMOUNT NOT TO EXCEED \$1,221,066.00

 _____ David Nisivoccia President and CEO	 _____ Steven Morando Director of Procurement and General Services	 _____ Hector Martinez Director of Construction Services and Sustainability
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REQUESTED ACTION:

Consideration and approval regarding Resolution 5762, authorizing the expenditure of additional funds for reconstruction of several canopy roofs at Lincoln Heights Courts to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$1,221,066.00.

FINANCIAL IMPACT:

The cost for reconstruction of the canopy roofs is not expected to exceed an amount of \$1,221,066.00. This project will be funded by MTW funds.

SUMMARY:

The Lincoln Heights Courts is a family apartment complex built in 1940, and is located on the westside of San Antonio. The complex is comprised of one and two story concrete buildings, with a total of 338 apartments, sixteen of which are ADA accessible. Due to the age and condition of the roofs at this complex, along with the damage sustained from a severe hail storm that struck San Antonio on April 12, 2016, SAHA required the services of a contractor to provide comprehensive roof replacement at this complex.

On June 1, 2017 (Item 9), we received Board approval to enter into an Agreement with Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for roof replacement at Lincoln Heights Courts for an amount not to exceed \$4,884,264.00, to include a base bid amount of \$4,784,264.00, plus a contingency in the amount of \$100,000.00 that would only be used, if necessary.

Upon demolition of the building's canopy-type roof covers, severe water damage and wood rot was discovered in the structural framing requiring total reconstruction of several canopy roofs. This unforeseen condition is most likely to be present in most of the remaining canopy roofs in excess of available contingency funds required for comprehensive repairs throughout. This is a request for additional funding, up to the maximum allowed by law, of 25% of the original contract value. Based on calculated analysis of the first section of canopy reconstruction, a not-to-exceed amount of \$1,221,066.00 will provide sufficient funds for these additional repairs.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5762

Lincoln Heights Courts Photos

**San Antonio Housing Authority
Resolution 5762**

RESOLUTION 5762, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR RECONSTRUCTION OF SEVERAL CANOPY ROOFS AT LINCOLN HEIGHTS COURTS TO GARLAND/DBS, INC., THROUGH THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE, FOR AN AMOUNT NOT TO EXCEED \$1,221,066.00

WHEREAS, on June 1, 2017 (Item 9), we received Board approval to enter into an Agreement with Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for roof replacement at Lincoln Heights Courts for an amount not to exceed \$4,884,264.00, to include a base bid amount of \$4,784,264.00, plus a contingency in the amount of \$100,000.00, that would only be used, if necessary; and

WHEREAS, upon demolition of the building's canopy-type roof covers, severe water damage and wood rot was discovered in the structural framing, requiring total reconstruction of several canopy roofs; and

WHEREAS, the cost for reconstruction of the canopy roofs is not expected to exceed an amount of \$1,221,066.00. This project will be funded by MTW funds; and

WHEREAS, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5762, authorizing the expenditure of additional funds for reconstruction of several canopy roofs at Lincoln Heights Courts to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$1,221,066.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of November 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Lincoln Heights Roof Replacement Project
Canopy Roofs Photos



**Lincoln Heights Roof Replacement Project
Canopy Roofs Photos**



Lincoln Heights Roof Replacement Project
Canopy Roofs Photos



Lincoln Heights Roof Replacement Project
Canopy Roofs Photos



BOARD OF COMMISSIONERS

RESOLUTION 5765, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR VARIOUS SAHA PUBLIC HOUSING AND ADMINISTRATIVE PROPERTIES TO PEST MANAGEMENT, INC. (DBE) AND PIED PIPER PEST CONTROL (ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000.00; BOTH FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS



David Nisivoccia
President and CEO



Steven Morando
Director of Procurement
and General Services



Brandee Perez
Director of Federal Housing
Programs

REQUESTED ACTION:

Consideration and approval regarding Resolution 5765, authorizing the award of contracts for pest control services for various SAHA Public Housing and administrative properties to Pest Management, Inc. (DBE) and Pied Piper Pest Control (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$500,000.00; both for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

The prior award for this service was approved by SAHA's Board of Commissioners on August 2, 2012 (Item 6), for a period of one year with the option to renew up to four additional one-year terms. The Board approved award for this service was not to exceed an annual cumulative amount of \$500,000.00.

The current award recommendation for pest control services at various SAHA properties to include Public Housing and scattered site units, SAHA's Central Office and Brazos and Tampico warehouses is not expected to exceed an annual amount of \$500,000.00 and will be funded through the approved operating budgets.

The recommended award amount includes the cost for routine services, every sixty days for both Public Housing and scattered site units, and every two weeks for the common areas. Central Office and the Brazos and Tampico warehouses will be serviced monthly. Services will include, but are not limited to, the following: inspection, flushing, application, baiting, trapping, monitoring, clean-up and treatment for German cockroaches, American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests (weevils, etc.), rodents, etc.

Additional services may include: a service call fee if the work is unable to be completed due to the unit not being prepared for service, bird deterrent, bat removal, snake removal, treatment of bed bugs, trapping of skunks, raccoons, possums, armadillos, exterior building rodent bait boxes, and treatment for fleas and ticks.

SUMMARY:

SAHA requires the services of a vendor to provide pest control services at various SAHA properties to include Public Housing and scattered site units, SAHA's Central Office and Brazos and Tampico warehouses. The vendor will work in partnership with SAHA and its staff and residents to undertake a program of Integrated Pest Management (IPM) that relies on the combination of physical, cultural, biological and/or chemical control of pests. It's aim is to integrate or incorporate all appropriate methods into an approach that provides needed pest control in the safest manner and the use of chemicals is a last resort. SAHA's IPM plan promotes environmentally sensitive pest management while preserving assets and protecting the health and safety of its residents and employees.

On August 30, 2017, SAHA issued an "Invitation For Bids" (IFB) #1707-910-59-4694 for Pest Control Services for various SAHA properties, which closed on September 8, 2017. The IFB was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, the Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 41 vendors. A total of seven bids were received in response to the IFB: Bella Bugs (DBE), Orkin, LLC, Pest Shield Pest Control (Section 3 Business), Pest Management, Inc. (DBE), Pied Piper Pest Control (ESBE, HABE, MBE, SBE, Section 3 Business), Terminix International, and Worldwide Pest Control (WBE, Section 3 Business). Two bids were deemed non-responsive, as the bidders did not include pricing for bed bug heat treatment. All remaining bids were evaluated on the following criteria: purchase price, reputation of the bidder and goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long-term cost, and any relevant criteria contained in the solicitation document. Based on the above, Pest Management, Inc. and Pied Piper Pest Control are the lowest responsive and responsible bidders and are being recommended for contract award.

Pest Management, Inc. emerged from Hill Country Pest Control in 2010. Their headquarters is located in Austin, Texas, with office locations in Biloxi, Mississippi, and Dallas, Houston, Kerrville, and San Antonio, Texas. They have been certified as a DBE by the Department of Veterans Affairs. Pest Management specializes in commercial and residential pest management services to include, but not limited to, IPM programs designed to prevent pest infestations and eliminate any pest problems, animal trapping, bed bugs detection and treatment, termites, bees, etc. This vendor is currently under contract with SAHA to provide pest control services for Beacon Communities. Their service extends to approximately 3,000 clients on a daily basis to include: City of San Antonio, City of San Marcos, Department of Veteran Affairs, Fort Bend ISD, Fort Hood Military Base, Houston Community College, and the University of Texas. Their Housing Authority clients include: Beaumont Housing Authority, Dallas Housing Authority, Houston Housing Authority, Huntsville Housing Authority, Travis County Housing Authority, and Victoria Housing Authority. Pest Management's Section 3 Good Faith Effort Plan includes providing mentorship opportunities to interested and qualified Section 3 residents. Topics will include: Small Business Startup, GSA Contracting, Minority Business Registration, and Agriculture Employment Opportunities. The classes can be offered on a bi-annual basis.

Pied Piper Pest Control was established in 1946, and is located in San Antonio, Texas. This vendor has been certified as a ESBE, HABE, MBE, SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They specialize in commercial and residential pest control services to include, but not limited to, the following: ants, bed bugs,

bees, cockroaches, fleas, mosquitoes, spiders, termites, and ticks. Their animal removal services include, but are not limited to, birds, possums, raccoons, rats and mice, skunks, snakes, and squirrels. Pied Piper Pest Control has received no prior awards from SAHA. Their client list includes: San Antonio Water System, Henry B. Gonzalez Convention Center, SAMMinistries, Center for Health Care Service, and numerous apartment complexes. Their Section 3 Good Faith Effort Plan includes hiring two to three individuals in the technician category.

Contract oversight will be provided by Brandee Perez, Director of Federal Housing Programs, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the vendor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subvendor good faith utilization plan, provide annual contract performance evaluation surveys to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC OBJECTIVE:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 5765

Company Profiles

Tabulation

Ad List

Public Housing Properties Staff Guide

Public Housing Properties Residents Fact Sheet

**San Antonio Housing Authority
Resolution 5765**

RESOLUTION 5765, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR VARIOUS SAHA PUBLIC HOUSING AND ADMINISTRATIVE PROPERTIES TO PEST MANAGEMENT, INC. (DBE) AND PIED PIPER PEST CONTROL (ESBE, HBE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000.00; BOTH FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on August 30, 2017, SAHA issued an "Invitation For Bids" (IFB) #1707-910-59-4694 for Pest Control Services for various SAHA properties, which closed on September 8, 2017; and

WHEREAS, a total of seven bids were received in response to the IFB. Two bids were deemed non responsive; and

WHEREAS, Pest Management, Inc. and Pied Piper Pest Control are the lowest responsive and responsible bidders and are being recommended for contract award; and

WHEREAS, the current award recommendation for pest control services at various SAHA properties to include Public Housing and scattered site units, SAHA's Central Office and Brazos and Tampico warehouses is not expected to exceed an annual amount of \$500,000.00 and will be funded through the approved operating budgets; and

WHEREAS, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

- 1) Approves Resolution 5765, authorizing the award of contracts for pest control services for various SAHA Public Housing and administrative properties to Pest Management, Inc. (DBE) and Pied Piper Pest Control (ESBE, HBE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$500,000.00; both for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 2nd day of November 2017.

Morris A. Stribling, DPM
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

Pest Management, Inc. Company Profile

Pest Management, Inc. emerged from Hill Country Pest Control in 2010. Their headquarters is located in Austin, Texas with office locations in Biloxi, Mississippi, Dallas, Houston, Kerrville, and San Antonio, Texas. The company is owned by Brian and Tiffany DiCicco. They specialize in commercial and residential pest management services to include but not limited to Integrated Pest Management programs designed to prevent pest infestations and eliminate any pest problems, animal trapping, bed bugs detection and treatment, termites, bees, etc.

This contractor is currently under contract with SAHA to provide pest control services to Beacon Communities. Their service extends to approximately 3,000 clients on a daily basis to include: City of San Antonio, City of San Marcos, Department of Veteran Affairs, Fort Bend ISD, Fort Hood Military Base, Houston Community College, and University of Texas. Their Housing Authority clients include: Beaumont Housing Authority, Dallas Housing Authority, Houston Housing Authority, Huntsville Housing Authority, Travis County Housing Authority, and Victoria Housing Authority.

They have been certified as a DBE by the Department of Veterans Affairs.

Pied Piper Pest Control, LLC Company Profile

Pied Piper is headquartered in San Antonio and was started here in 1946. It is owned by Joy Dee and Scott Ankrom. They are a Small, Hispanic and Women Owned Business and are certified by the South Central Texas Regional Certification Agency (SCTRCA). The company's business focus is on the control of pests, rodents, termites, birds, bats and control of other wildlife.

Pied Piper has been certified as a Section 3 Business Concern by SAHA.

This contractor has not received any prior awards from SAHA for pest control services. Their client list includes but is not limited to: San Antonio Water System (SAWS), Ben E. Keith, Henry B. Gonzalez Convention Center (termite pretreatment), SAMMinistries, Center for Health Care and numerous Apartment and Multi Family properties.

PEST CONTROL SERVICES FOR VARIOUS SAHA PROPERTIES
 IFB#1707-910-59-4694

Description	Number of Units/Comm on Areas	Estimated Annual Treatment Amounts	Pied Piper	Pest Management	Bella Bugs	Pest Shield Pest Control	Terminix
PUBLIC HOUSING PROPERTIES							
Alazan Apache Guadalupe Subdivision							
a. Units - Price Per Treatment - 7 per year	741	5187	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$9,855.30	\$10,114.65	\$26,528.50	\$18,154.50	\$38,902.50
b. Common Area - Price Per Treatment - 27 per year	1	27	\$225.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$6,075.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$15,930.30	\$10,182.15	\$26,933.50	\$19,477.50	\$39,159.00
Blance Apartments							
a. Units - Price Per Treatment - 7 per year	100	700	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$1,330.00	\$1,365.00	\$3,850.00	\$2,450.00	\$5,250.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$2,410.00	\$1,432.50	\$4,255.00	\$3,773.00	\$5,506.50
Cassiane							
a. Units - Price Per Treatment - 7 per year	499	3493	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$6,636.70	\$6,811.35	\$19,211.50	\$12,225.50	\$26,197.50
b. Common Area - Price Per Treatment - 27 per year	1	27	\$150.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$4,050.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$10,686.70	\$6,878.85	\$19,616.50	\$13,548.50	\$26,454.00
Cheryl West							
a. Units - Price Per Treatment - 7 per year	82	574	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$1,090.60	\$1,119.30	\$3,157.00	\$2,009.00	\$4,305.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$90.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$2,430.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$3,520.60	\$1,186.80	\$3,562.00	\$3,332.00	\$4,561.50
Christ The King							
a. Units - Price Per Treatment - 7 per year	48	336	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$638.40	\$655.20	\$1,848.00	\$1,176.00	\$2,520.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$1,718.40	\$722.70	\$2,253.00	\$2,499.00	\$2,776.50
Col. G. Cisneros							
a. Units - Price Per Treatment - 7 per year	55	385	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$731.50	\$750.75	\$2,117.50	\$1,347.50	\$2,867.50
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$1,811.50	\$818.25	\$2,522.50	\$2,670.50	\$3,144.00
College Park							
a. Units - Price Per Treatment - 7 per year	78	546	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$1,037.40	\$1,064.70	\$3,003.00	\$1,911.00	\$4,095.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$2,117.40	\$1,132.20	\$3,408.00	\$3,234.00	\$4,351.50

Converse Ranch I									
a.	Units - Price Per Treatment - 7 per year	175	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$341.25	\$962.50	\$612.50	\$1,312.50			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$408.75	\$1,412.50	\$1,935.50	\$1,569.00			
Converse Ranch II									
a.	Units - Price Per Treatment - 7 per year	147	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$286.65	\$808.50	\$514.50	\$1,102.50			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$354.15	\$1,213.50	\$1,837.50	\$1,359.00			
Cross Creek									
a.	Units - Price Per Treatment - 7 per year	462	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$900.90	\$2,541.00	\$1,617.00	\$3,465.00			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$668.40	\$2,946.00	\$2,940.00	\$3,721.50			
Dr. Charles Andrew									
a.	Units - Price Per Treatment - 7 per year	364	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$709.80	\$2,002.00	\$1,274.00	\$2,730.00			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$777.30	\$2,407.00	\$2,597.00	\$2,986.50			
Escondida									
a.	Units - Price Per Treatment - 7 per year	140	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$273.00	\$770.00	\$490.00	\$1,050.00			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$340.50	\$1,175.00	\$1,813.00	\$1,306.50			
Fair Ave. Apartments									
a.	Units - Price Per Treatment - 7 per year	1512	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$2,948.40	\$8,316.00	\$5,292.00	\$11,340.00			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$3,015.90	\$8,721.00	\$6,615.00	\$11,596.50			
Francis Furey									
a.	Units - Price Per Treatment - 7 per year	462	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$900.90	\$2,541.00	\$1,617.00	\$3,465.00			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$668.40	\$2,946.00	\$2,940.00	\$3,721.50			
Frank Hornsby									
a.	Units - Price Per Treatment - 7 per year	413	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$805.35	\$2,271.50	\$1,445.50	\$3,097.50			
b.	Common Area - Price Per Treatment - 27 per year	27	\$2.50	\$40.00	\$49.00	\$9.50			
	Price Total		\$67.50	\$1,080.00	\$1,323.00	\$256.50			
	Routine Service Total		\$872.85	\$2,676.50	\$2,766.50	\$3,354.00			
Gardens At San Juan Square									
a.	Units - Price Per Treatment - 7 per year	441	\$1.95	\$5.50	\$3.50	\$7.50			
	Price Total		\$859.95	\$2,425.50	\$1,549.50	\$3,307.50			

b. Common Area - Price Per Treatment - 27 per year	1	27	\$55.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,485.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$2,322.90	\$927.45	\$2,830.50	\$2,866.50	\$3,564.00
Glen Park							
a. Units - Price Per Treatment - 7 per year	26	182	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$345.80	\$334.90	\$1,001.00	\$637.00	\$1,365.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$1,425.80	\$422.40	\$1,406.00	\$1,960.00	\$1,621.50
Hemtsview Village							
a. Units - Price Per Treatment - 7 per year	49	343	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$651.70	\$668.85	\$1,886.50	\$1,200.50	\$2,572.50
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$1,731.70	\$736.35	\$2,291.50	\$2,523.50	\$2,829.00
Henry B. Gonzalez							
a. Units - Price Per Treatment - 7 per year	51	357	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$678.30	\$696.15	\$1,963.50	\$1,249.50	\$2,677.50
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$1,758.30	\$763.65	\$2,368.50	\$2,572.50	\$2,934.00
Highview							
a. Units - Price Per Treatment - 7 per year	58	406	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$771.40	\$791.70	\$2,233.00	\$1,421.00	\$3,045.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$55.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,485.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$2,256.40	\$859.20	\$2,638.00	\$2,744.00	\$3,301.50
Jewett Circle Apartments							
a. Units - Price Per Treatment - 7 per year	75	525	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$997.50	\$1,023.75	\$2,887.50	\$1,837.50	\$3,937.50
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$2,077.50	\$1,081.25	\$3,292.50	\$3,160.50	\$4,194.00
Kenwood							
a. Units - Price Per Treatment - 7 per year	62	434	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$824.60	\$846.30	\$2,387.00	\$1,519.00	\$3,255.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$1,904.60	\$913.80	\$2,792.00	\$2,842.00	\$3,511.50
L.C. Rutledge							
a. Units - Price Per Treatment - 7 per year	66	462	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$877.80	\$900.90	\$2,541.00	\$1,617.00	\$3,465.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$55.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,485.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$2,362.80	\$968.40	\$2,946.00	\$2,940.00	\$3,721.50
Le Chalet							
a. Units - Price Per Treatment - 7 per year	34	238	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50
Price Total			\$452.20	\$464.10	\$1,309.00	\$833.00	\$1,785.00
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50
Routine Service Total			\$1,532.20	\$531.60	\$1,714.00	\$2,156.00	\$2,041.50

Lewis Chatham									
a. Units - Price Per Treatment - 7 per year	119	833	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$1,582.70	\$1,624.35	\$4,581.50	\$2,915.50	\$6,247.50		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$2,662.70	\$1,691.85	\$4,986.50	\$4,238.50	\$6,504.00		
Lila Cockrell									
a. Units - Price Per Treatment - 7 per year	70	490	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$931.00	\$955.50	\$2,695.00	\$1,715.00	\$3,675.00		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$2,011.00	\$1,023.00	\$3,100.00	\$3,038.00	\$3,931.50		
Lincoln Heights									
a. Units - Price Per Treatment - 7 per year	338	2366	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$4,495.40	\$4,613.70	\$13,013.00	\$8,281.00	\$17,745.00		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$90.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$2,430.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$6,925.40	\$4,681.20	\$13,418.00	\$9,604.00	\$18,001.50		
Linda Lou									
a. Units - Price Per Treatment - 7 per year	10	70	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$133.00	\$136.50	\$385.00	\$245.00	\$525.00		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$1,213.00	\$204.00	\$790.00	\$1,568.00	\$781.50		
Madenna									
a. Units - Price Per Treatment - 7 per year	60	420	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$798.00	\$819.00	\$2,310.00	\$1,470.00	\$3,150.00		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$50.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$1,350.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$2,148.00	\$886.50	\$2,715.00	\$2,793.00	\$3,406.50		
Marie McGuire									
a. Units - Price Per Treatment - 7 per year	63	441	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$837.90	\$859.95	\$2,425.50	\$1,543.50	\$3,307.50		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$1,917.90	\$927.45	\$2,830.50	\$2,866.50	\$3,564.00		
Matt Garcia Apartments									
a. Units - Price Per Treatment - 7 per year	55	385	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$731.50	\$750.75	\$2,117.50	\$1,347.50	\$2,887.50		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$1,811.50	\$818.25	\$2,522.50	\$2,670.50	\$3,144.00		
Midcrown Pavilion									
a. Units - Price Per Treatment - 7 per year	39	273	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$618.70	\$532.35	\$1,501.50	\$955.50	\$2,047.50		
b. Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50		
Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50		
Routine Service Total			\$1,598.70	\$599.85	\$1,906.50	\$2,278.50	\$2,304.00		
Midway									
a. Units - Price Per Treatment - 7 per year	20	140	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50		
Price Total			\$266.00	\$273.00	\$770.00	\$490.00	\$1,050.00		

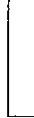
Pin Oak II									
a.	Units - Price Per Treatment - 7 per year	22	154	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$292.60	\$300.30	\$947.00	\$539.00	\$1,155.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$50.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,350.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$1,842.60	\$367.80	\$1,252.00	\$1,862.00	\$1,411.50	
Raymundo Rangel									
a.	Units - Price Per Treatment - 7 per year	26	182	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$345.80	\$354.90	\$1,001.00	\$637.00	\$1,365.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$1,425.80	\$422.40	\$1,406.00	\$1,960.00	\$1,621.50	
Refugio Street									
a.	Units - Price Per Treatment - 7 per year	50	350	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$665.00	\$682.50	\$1,925.00	\$1,225.00	\$2,625.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$1,745.00	\$750.00	\$2,330.00	\$2,548.00	\$2,881.50	
Riverside									
a.	Units - Price Per Treatment - 7 per year	74	518	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$984.20	\$1,010.10	\$2,849.00	\$1,813.00	\$3,885.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$55.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,485.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$2,469.20	\$1,077.60	\$3,254.00	\$3,136.00	\$4,141.50	
Sahara Ramsey									
a.	Units - Price Per Treatment - 7 per year	16	112	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$212.80	\$218.40	\$616.00	\$392.00	\$840.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$1,292.80	\$285.90	\$1,021.00	\$1,715.00	\$1,096.50	
San Juan Square									
a.	Units - Price Per Treatment - 7 per year	46	322	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$611.80	\$627.90	\$1,771.00	\$1,127.00	\$2,415.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$1,691.80	\$695.40	\$2,176.00	\$2,450.00	\$2,671.50	
San Juan Square II									
a.	Units - Price Per Treatment - 7 per year	48	336	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$638.40	\$655.20	\$1,848.00	\$1,176.00	\$2,520.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$1,718.40	\$722.70	\$2,253.00	\$2,499.00	\$2,776.50	
San Pedro Arms									
a.	Units - Price Per Treatment - 7 per year	16	112	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$212.80	\$218.40	\$616.00	\$392.00	\$840.00	
b.	Common Area - Price Per Treatment - 27 per year	1	27	\$40.00	\$2.50	\$15.00	\$49.00	\$9.50	
	Price Total			\$1,080.00	\$67.50	\$405.00	\$1,323.00	\$256.50	
	Routine Service Total			\$1,292.80	\$285.90	\$1,021.00	\$1,715.00	\$1,096.50	
South San Juan									
a.	Units - Price Per Treatment - 7 per year	30	210	\$1.90	\$1.95	\$5.50	\$3.50	\$7.50	
	Price Total			\$399.00	\$409.50	\$1,155.00	\$735.00	\$1,575.00	

Price Per Treatment										
Price Total				\$60.00	\$45.00	\$90.00	\$150.00	\$90.00	\$50.00	
Central Office - Once per month	1	12		\$720.00	\$540.00	\$1,080.00	\$1,800.00	\$1,080.00	\$1,080.00	
Price Per Treatment				\$60.00	\$65.00	\$90.00	\$150.00	\$90.00	\$90.00	
Price Total				\$720.00	\$780.00	\$1,080.00	\$1,800.00	\$1,080.00	\$1,080.00	
Brazos Warehouse - Once per month	1	12		\$60.00	\$65.00	\$90.00	\$150.00	\$90.00	\$90.00	
Price Per Treatment				\$720.00	\$780.00	\$1,080.00	\$1,800.00	\$1,080.00	\$1,080.00	
Price Total				\$2,160.00	\$2,100.00	\$3,240.00	\$5,400.00	\$3,240.00	\$3,240.00	
Total Additional Buildings										
SCATTERED SITES - 7 Treatments per year										
1 Bedroom	0	0								
Price Per Treatment				\$25.00	\$35.00	\$45.00	\$69.00	\$45.00	\$85.00	
Price Total				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2 Bedroom	1	7								
Price Per Treatment				\$25.00	\$45.00	\$45.00	\$89.00	\$45.00	\$85.00	
Price Total				\$175.00	\$315.00	\$315.00	\$623.00	\$315.00	\$595.00	
3 Bedroom	156	1106								
Price Per Treatment				\$30.00	\$55.00	\$45.00	\$109.00	\$45.00	\$85.00	
Price Total				\$33,160.00	\$60,830.00	\$49,770.00	\$120,554.00	\$94,010.00	\$94,010.00	
4 Bedroom	4	28								
Price Per Treatment				\$30.00	\$65.00	\$45.00	\$129.00	\$45.00	\$85.00	
Price Total				\$840.00	\$1,820.00	\$1,260.00	\$3,612.00	\$2,380.00	\$2,380.00	
Total Scattered Sites				\$34,195.00	\$62,965.00	\$51,345.00	\$124,789.00	\$96,985.00	\$96,985.00	
SERVICE CALL FEE										
Price/charge per service				\$45.00	\$45.00	\$25.00	\$35.00	\$35.00	\$0.00	
Price Total				\$5,040.00	\$5,040.00	\$2,800.00	\$3,920.00	\$3,920.00	\$0.00	
TOTAL RECURRING SCHEDULED SERVICES				\$209,779.70	\$153,652.85	\$307,761.50	\$363,747.50	\$422,126.50	\$422,126.50	

ADDITIONAL UNIT PRICE SERVICES

	Unit of Measure	Estimated Quantity/Year								
1. Bird Deterrent Exterior	Linear Feet	1	\$7.00	\$6.00	\$7.50	\$6.50	\$7.50	\$7.50	\$7.50	
Price Total			\$7.00	\$6.00	\$7.50	\$6.50	\$7.50	\$7.50	\$7.50	
2. Bat Removal to include clean up and exclusion	Per Bat	3	\$65.00	\$65.00	\$65.00	\$72.50	\$250.00	\$250.00	\$250.00	
Price Total			\$195.00	\$195.00	\$195.00	\$217.50	\$750.00	\$750.00	\$750.00	
3. Snake removal	Per event	1	\$65.00	\$65.00	\$65.00	\$72.50	\$250.00	\$250.00	\$250.00	
Price Total			\$65.00	\$65.00	\$65.00	\$72.50	\$250.00	\$250.00	\$250.00	
4. Mattress/Bed Covers for Treatment of Bed Bugs- Crib	Each		\$55.00	\$45.00	\$45.00	\$75.00	\$400.00	\$400.00	\$400.00	
5. Mattress/Bed Covers for Treatment of Bed Bugs- Twin	Each		\$60.00	\$60.00	\$60.00	\$85.00	\$400.00	\$400.00	\$400.00	
6. Mattress/Bed Covers for Treatment of Bed Bugs- Full	Each		\$70.00	\$75.00	\$75.00	\$75.00	\$400.00	\$400.00	\$400.00	
7. Mattress/Bed Covers for Treatment of Bed Bugs- Queen (3 BR/3 Mattresses)	3 Each	236	\$80.00	\$85.00	\$85.00	\$125.00	\$400.00	\$400.00	\$400.00	
8. Mattress/Bed Covers for Treatment of Bed Bugs- King	Each		\$95.00	\$98.00	\$98.00	\$125.00	\$400.00	\$400.00	\$400.00	
Price Total (for evaluation purposes - Queen Size Bed Covers)			\$56,640.00	\$60,180.00	\$60,180.00	\$88,500.00	\$283,200.00	\$283,200.00	\$283,200.00	
8. Wood Destroying Insects- Eradication Treatment	Linear Feet		\$2.50	\$2.75	\$2.50	\$120.00	\$7.75	\$7.75	\$7.75	

10. Wood Destroying Insects-Eradication Treatment and 8 months of follow ups	Spot Treatment to 10 Linear Ft	11	\$85.00	\$175.00	\$300.00	\$122.50	\$6.25
Price Total			\$935.00	\$1,925.00	\$3,300.00	\$1,347.50	\$68.75
11. Treatment for Bed Bugs- Chemical Pesticide	Efficiency		\$90.00	\$350.00	\$345.00	\$175.50	\$400.00
12. Treatment for Bed Bugs- Organic Pesticide	Efficiency		\$90.00	\$400.00	\$375.00	\$222.50	\$400.00
13. Treatment for Bed Bugs- Chemical Pesticide	1 Bedroom		\$130.00	\$375.00	\$370.00	\$222.50	\$500.00
14. Treatment for Bed Bugs- Organic Pesticide	1 Bedroom		\$130.00	\$425.00	\$420.00	\$272.50	\$800.00
15. Treatment for Bed Bugs- Chemical Pesticide	2 Bedroom		\$190.00	\$400.00	\$375.00	\$272.50	\$900.00
16. Treatment for Bed Bugs- Organic Pesticide	2 Bedroom		\$190.00	\$450.00	\$445.00	\$272.50	\$900.00
17. Treatment for Bed Bugs- Chemical Pesticide	3 Bedroom	236	\$215.00	\$425.00	\$420.00	\$272.50	NO BID
18. Treatment for Bed Bugs- Organic Pesticide	3 Bedroom		\$215.00	\$475.00	\$470.00	\$332.50	\$1,200.00
19. Treatment for Bed Bugs- Chemical Pesticide	4 Bedroom		\$275.00	\$450.00	\$445.00	\$332.50	\$1,400.00
20. Treatment for Bed Bugs- Organic Pesticide	4 Bedroom		\$275.00	\$500.00	\$495.00	\$332.50	\$1,600.00
21. Treatment for Bed Bugs- Chemical Pesticide	5 Bedroom		\$295.00	\$475.00	\$475.00	\$332.50	\$400.00
22. Treatment for Bed Bugs- Organic Pesticide	5 Bedroom		\$295.00	\$525.00	\$545.00	\$572.50	\$400.00
23. Treatment for Bed Bugs- Heat Treatment	Efficiency		\$350.00	\$650.00	\$650.00	\$572.50	\$400.00
24. Treatment for Bed Bugs- Heat Treatment	1 Bedroom		\$350.00	\$650.00	\$645.00	\$572.50	\$400.00
25. Treatment for Bed Bugs- Heat Treatment	2 Bedroom		\$395.00	\$750.00	\$745.00	\$672.50	\$800.00
26. Treatment for Bed Bugs- Heat Treatment	3 Bedroom		\$395.00	\$850.00	\$845.00	\$672.50	\$900.00
27. Treatment for Bed Bugs- Heat Treatment	4 Bedroom		\$495.00	\$950.00	\$945.00	\$672.50	\$1,000.00
28. Treatment for Bed Bugs- Heat Treatment	5 Bedroom		\$495.00	\$1,050.00	\$1,045.00	\$772.50	NO BID
Price Total (evaluation purposes using 3 BR Organic Treatment)			\$50,740.00	\$112,100.00	\$110,920.00	\$64,310.00	NO BID
29. Skunks, Raccoons, Possums, Armadillos (By trapping only) to include 5 daily follow up visits to eradicate, check trap, dispose and relocate animal	Per Event	5	\$85.00	\$175.00	\$185.00	\$122.50	\$695.00
Price Total			\$425.00	\$875.00	\$825.00	\$612.50	\$3,475.00
30. Exterior Building Rodent Bait Boxes to include initial service, follow ups and refills for a period of 6 months	Per Bait Box	1279	\$28.00	\$26.50	\$30.00	\$30.00	\$250.00
Price Total			\$35,812.00	\$36,451.58	\$38,370.00	\$38,370.00	\$319,760.00
31. Hornets, Wasps, and Bee Removal	Per Event	13	\$85.00	\$50.00	\$50.00	\$92.50	\$125.00
Price Total			\$1,105.00	\$650.00	\$650.00	\$1,202.50	\$1,625.00
32. Treatment for fleas and ticks- Chemical	Efficiency		\$40.00	\$35.00	\$50.00	\$35.00	\$175.00
33. Treatment for fleas and ticks- Organic	Efficiency		\$40.00	\$45.00	\$55.00	\$45.00	\$225.00
34. Treatment for fleas and ticks- Chemical	1 Bedroom		\$45.00	\$45.00	\$55.00	\$45.00	\$175.00
35. Treatment for fleas and ticks- Organic	1 Bedroom		\$45.00	\$45.00	\$60.00	\$45.00	\$225.00
36. Treatment for fleas and ticks- Chemical	2 Bedroom		\$50.00	\$55.00	\$65.00	\$45.00	\$225.00
37. Treatment for fleas and ticks- Organic	2 Bedroom		\$50.00	\$55.00	\$70.00	\$45.00	\$245.00
38. Treatment for fleas and ticks- Chemical	3 Bedroom	17	\$55.00	\$85.00	\$75.00	\$45.00	\$285.00
39. Treatment for fleas and ticks- Organic	3 Bedroom		\$55.00	\$85.00	\$80.00	\$45.00	\$285.00
40. Treatment for fleas and ticks- Chemical	4 Bedroom		\$65.00	\$75.00	\$85.00	\$45.00	\$300.00
41. Treatment for fleas and ticks- Organic	4 Bedroom		\$65.00	\$75.00	\$90.00	\$45.00	\$325.00
42. Treatment for fleas and ticks- Chemical	5 Bedroom		\$65.00	\$85.00	\$95.00	\$55.00	\$425.00
43. Treatment for fleas and ticks- Organic	5 Bedroom		\$65.00	\$85.00	\$100.00	\$55.00	\$450.00
Price Total (for evaluation purposes using 3 BR Chemical)			\$935.00	\$1,105.00	\$1,275.00	\$765.00	\$4,505.00
TOTAL ADDITIONAL SERVICES (ESTIMATED)			\$146,859.00	\$213,552.50	\$215,817.50	\$195,404.00	\$613,631.25
SUMMARY							



TOTAL RECURRING SCHEDULED SERVICES	\$209,779.70	\$153,852.85	\$307,761.50	\$363,747.50	\$422,126.50
TOTAL ADDITIONAL SERVICES (ESTIMATED)	\$146,859.00	\$213,552.50	\$215,817.50	\$195,404.00	\$613,631.25
TOTAL ESTIMATED CONTRACT AMOUNT	\$356,638.70	\$367,405.35	\$523,579.00	\$559,151.50	\$1,035,757.75
SECTION 3 PREFERENCE (7% of lowest bid or \$24,000 whichever is less)	\$22,910.00			\$22,910.00	
NET AMOUNT	\$333,728.70	\$367,405.35	\$523,579.00	\$536,241.50	\$1,035,757.75

NOTE: Bids from Orkin and Worldwide Pest Control were deemed non-responsive as no pricing was provided for Bed Bug - Heat Treatment Services

Advertisement List
Solicitation # 1707-910-59-4694
PEST CONTROL SERVICES

Entity	Contact Name	Email	Method of Contact(Specify)
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
CDC News		plans@cdcnews.com	
CFMA	Tommy Wallace	wallacet@zhi.com kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Clark Mosely	cmosley@goodwill.sa.org maguilar@goodwill.sa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
I Square Foot Plan Room		agcquoin@isqft.com saprojects@isqft.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	

Advertisement List
Solicitation # 1707-910-59-4694
PEST CONTROL SERVICES

(NAWIC)			
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr.	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	

Advertisement List
Solicitation # 1707-910-59-4694
PEST CONTROL SERVICES

ACUMEN ENTERPRISES, INC.	972-572-0701	wayne@acumen-enterprises.com	Mechanical HVAC & plumbing contractor, mechanical insulation, & general construction
ANNIE OAKLEY PEST CONTROL LLC	830-672-1870	AnnieOakleyPest@gmail.com	Pest and Termite Control Services
CARCON INDUSTRIES & CONSTRUCTION, LLC	214-352-8515	dmunoz@carconindustries.com	GENERAL CONSTRUCTION SERVICES-CONSTRUCTION PRODUCTS PURCHASING-
CBMAA, LLC	214-227-2269	chris.patton@wellingtonfs.com	General Contracting to include Project Management
CLOVIS CONTRACTING COMPANY LLC	512-465-2055	admin@cloviscontracting.com	Provide supplies/materials for the construction trade and the services to complete and maintain projects.
DOWELL PEST CONTROL LLC	361-779-8121	chad@dowellpestcontrol.com	Pest Control, Tree Trimming and Lawn maintenance
K. TILLMAN CONSTRUCTION LLC	832-622-3160	yakira@ktilmanconstruction.com	provides commercial construction
MLP VENTURES INC.	210-623-8172	mlp@att.net	General Contractors specializing in remodeling and new construction.
NATIVE ENERGY & TECHNOLOGY, INC.	210-231-6060	jmorris@native-energy.com	ENVIR. CONSULTING& OPERATIONS& MAINT. OF FACILITIES
Section 3 Bidders			
Bug Busters Pest Control	210 607 4444	bugbusterstx@gmail.com	Email
Direct Solicits			
Accurate Pest Control	210-495-0499	todd@accuratepest.net ricky@accuratepest.net	
A1 Pro Termite & Pest Control	210-990-0203	Perkinswilm.a1@gmail.com	William Perkins
A-Zap Pest Control	830-931-1292	a_zappc@yahoo.com	Justin Moerbe
Angel Pest Control	(830) 379-3277	sschulze@angelpest.com	Sterling Schulze
Bella Bugs Pest Control	210-745-2200	BB@BellaBugs.com	Pat
Bullfrog Exterminating	210-688-5512	bullfrogexterminating@outlook.com	
Bulverde Pest Control, L.L.C.	210-831-8401	bulverdepc@gvtc.com	Ken Jones
Mister-B Pest Control	210-659-0609	don@mr-b-sa.com	Don Baker
e Services	830-214-6187	chrisdrivers@gmail.com	Chris Baumbach
Comal Pest Control	830-625-8751	hkalich@satx.rr.com	Harvey Kalich
ABC Home & Commercial Services	512-837-9500	bjenkins@abcpest.com	Bobby Jenkins
Bob Jenkins Pest & Lawn Svc	210-979-7378	mike@jenkinspest.com	Mike Davison
Century Pest Control, Inc.	210-344-8002	chas@centurypest.com	Charles Angelini, III
Earth Wise Organic Pest Control	210-647-0814	ewopc.2003@yahoo.com	Joseph De Los Santos
Family Pest Control	210-681-5094	zapbugs@FamilyPestControl.com	
Home Solutions Pest Control	210-679-9000	karen@aircare-sa.com	Scott MacMaster
HomeTeam Pest Defense	972-378-6725 ex14	dshultz@pestdefense.com	Frank Adam
Lonestar Pest Solutions	210-653-4250	lpsinfo@lonestarpestsolutions.com	Richard Montoya
Mantis Pest Control	(210) 343-5065	mantispestcontrolsa@gmail.com	
Nature's Own Pest Control	210-637-7733	info@naaturesownpestcontrol.org	
NuWay Pest Control	210-520-0500	nuwaypestcontrol@satx.rr.com	Greg Dannheim

Advertisement List
Solicitation # 1707-910-59-4694
PEST CONTROL SERVICES

One Way Pest Control	210-930-0280	javier@onewaypestcontrol.com	Javier Alonso
Orkin Exterminating Co., Inc.			Joseph Charles
Orkin Exterminating Co., Inc.	877-250-1652	Branch672@rollins.com	Shawn Stiles
Pest Shield Pest Control Inc.	210-525-8823	info@pestshieldpc.com	Dominick Alongi
Pest Management, Inc.	512-288-1007	sarah@pestmanagementcorp.com	Sarah McElwee
Pied Piper Pest Control LLC	210-826-2030	scott@sabugs.com	Scott Ankrom
Spider Man Pest Control	210-656-3721	warren.remmey@gmail.com	Warren Remmey
Terminix	281-575-7200	SObrien@terminix.com	Steve Obrien
Texas Pest Control	(210) 496-5918	txpesta@gmail.com	Craig Cottrell
Worldwide Pest Control	210-734-0000	billp@wwpest.com	Bill Patterson

SAHA PEST CONTROL CONTRACT
PUBLIC HOUSING PROPERTIES
STAFF GUIDE

SERVICES provided by the Pest Control company under this contract include:

1. Routine, recurring and scheduled treatments within and adjacent to individual housing units and the common areas throughout the building.
 - a. **Units**, to include, but not limited to, hallways and breezeways - **service frequency is one time within a 60 day time period (may end up with 7 services each contract year)** and may include vacant units, at SAHA's request. With regard to the frequency, the additional requirement is that there must be a reasonable spread of days between treatments to avoid back-to-back treatments occurring too close to each other. Recurring services is to primarily treat for German and American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests and rodents. The vendor is contracted to treat the whole unit and not just specified areas.
 - b. **Common areas**, to include, but not limited to, building lobby, offices, laundry rooms, and dumpster areas - service frequency is every two weeks, which may result in a total of 27 treatments per contract year. As with treatment to units, the vendor is to allow a reasonable spread of days between treatments to avoid back-to-back treatments occurring too close to each other.
 - c. If the vendor fails to provide the complete service as specified, the staff member can challenge them to comply and not approve payment.
 - d. **NOTE - Routine pest control services are comprehensive in nature and include, but not be limited to, inspection, flushing, application, baiting, trapping, monitoring and clean up of all debris generated by the performed service or services. The integrated maintenance shall include inspection and treatment in each unit during every routine pest control service, in accordance with any state or federal regulations.**
2. Other non-routine, unscheduled services on an as-needed basis and requested by an authorized staff member. These services include:
 - a. Exterior bird deterrent
 - b. Bat removal, cleanup and exclusion
 - c. Snake removal
 - d. Trapping of skunks, raccoons, possums, and armadillos
 - e. Exterior rodent bait boxes (rodent program does involve interior and exterior efforts)
 - f. Hornet, wasp and bee removal
 - g. Wood destroying insects (non-termite)
 - h. Bed bug treatment - mattresses and bed covers

- i. Bed bug treatments (other items in the unit) - initial treatment and 14 day follow-up
 - j. Flea and tick treatment - initial treatment and 14 day follow-up
3. Mosquito Assessments and Treatment Plans - are not specifically on this contract. SAHA will either obtain proposals from the contract vendor or obtain quotes from multiple vendors.
4. Termites - due to the nature of termite treatment contracts, they are not covered in this contract. If needed, they will be procured as a separate service.

COMPLAINTS AND FEEDBACK - NOTE: As a reminder, vendors are evaluated each year prior to the renewal of their contract. Historically, evaluations have been completed by SAHA staff at the properties that have experience with the contracted firms. This process will continue in place and your timely responses should be provided to Procurement as requested close to the expiration of each year's contract period. Starting next year, these results will be reported to the Board of Commissioners before the contracts can be renewed.

At management's direction, residents will have some input in the review of the vendor's performance during the year. Although they should report any complaints regarding existence of pests or pest control service related issues (primarily associated with the company) to the staff at their location, they have been provided the number to the Procurement Department, if problems with service is not resolved, or if issues arise with the vendor.

To minimize their need to contact the Procurement Department, please contact the vendor(s) to take corrective action and submit any complaints or comment through the Help Log System, as is currently done. In these cases, the Procurement staff will communicate the complaint to the vendor for additional support of your resolution request with them. These complaint logs will be filed in Procurement files, by vendor.

PREPARATION FOR SERVICES

The residents have been provided information regarding preparation of the unit prior to treatment. They have been reminded that preparation is important to ensure that the pest control technician can access the areas that require treatment.

STAFF should also remember that the contract allows the vendor to charge us a separate service fee if the vendor is scheduled for a service and they cannot complete the work due to the unit not being prepared for service.

Per the contract, the Pest Control company needs to notify the property's management during normal working hours at least 48-hours prior to the commencement of any treatment. Please note that this is notification to SAHA and doesn't address the practice of notifying residents in advance of the service. Also note that the contract requires services to start and end on the same workday, unless approved otherwise by SAHA staff.

The vendor's staff member should never request or be given access to a unit without being accompanied by a property staff member. This will ensure the resident's safety and allow staff to ensure that services are properly provided.

SAHA PEST CONTROL SERVICES CONTRACT
RESIDENTS FACT SHEET
PUBLIC HOUSING PROPERTIES

SERVICES provided by the Pest Control company under this contract include:

1. Routine, recurring and scheduled treatments within and adjacent to individual housing units and the common areas throughout the building.
 - a. **Units**, to include, but not limited to, hallways and breezeways - service frequency is one time within a 60 day time period (may end up with 7 times per contract year) and may include vacant units, at SAHA's request. With regard to the frequency, the additional requirement is that there must be a reasonable spread of days between treatments (45 days at a minimum) to avoid back-to-back treatments occurring too close to each other. The primary focus of recurring services is to treat for German and American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests and rodents. The vendor is contracted to treat the whole unit and not just specified areas.
 - b. **Common areas**, to include, but not limited to, the building lobby, offices, laundry rooms, and dumpster areas - service frequency is every two weeks, which may result in a total of 27 treatments during each contract year. As with treatments to units, the vendor is to allow a reasonable spread of days between treatments to avoid back-to-back treatments occurring too close to each other.
2. Other non-routine, unscheduled services is on an as-needed basis and requested by an authorized SAHA staff member. These services include:
 - a. Exterior bird deterrent
 - b. Bat removal, cleanup, and exclusion
 - c. Snake removal
 - d. Trapping of skunks, raccoons, possums, and armadillos
 - e. Exterior rodent bait boxes (rodent program does involve interior and exterior efforts)
 - f. Hornet, wasp, and bee removal
 - g. Wood destroying insects (non-termite)
 - h. Bed bug treatment - mattresses and bed covers
 - i. Bed bug treatments (other items in unit) - initial treatment and a 14 day follow-up
 - j. Flea and tick treatment - initial treatment and a 14 day follow-up
3. Mosquito Assessments and Treatment Plans - are not specifically on this contract. SAHA will either obtain proposals from the contract vendor or obtain quotes from multiple vendors.
4. Termites - due to the nature of termite treatment contracts, they are not covered in this contract. If needed, they will be procured as a separate service.

COMPLAINTS AND FEEDBACK - NOTE: Vendors are evaluated each year prior to the renewal of their contract. Historically, the annual evaluations have been completed by SAHA staff at the properties.

As a reminder, residents should report any complaints regarding existence of pests or pest control service related issues (primarily associated with the company) to the Property Management office at their respective location. In the event residents need to contact SAHA regarding pest control company complaints, they may call the Procurement Department at 210-477-6059. Residents are urged to leave the name of the property, their unit number, their phone number and the nature of the complaint.

PREPARATION FOR SERVICES

Preparation of the unit prior to treatment is important for several reasons. First, to ensure that the pest control technician can access the areas that require treatment. Secondly, SAHA is charged a service fee if the vendor is scheduled for a service and they cannot complete the work due to the unit not being available or prepared for service. To avoid this extra cost, please make sure your unit is ready prior to the vendor's arrival.

The Pest Control company needs to notify the property's management during normal working hours at least 48-hours prior to the commencement of any treatment. Services are to start and end on the same work day, unless approved otherwise by SAHA.

To allow proper treatment of units by the pest control technician, residents should, as much as possible, pull items away from walls to allow access for the treatment.

Vendors should never request or be given access to your unit without being accompanied by a property staff member. This will ensure your safety and allow staff to ensure that services are properly provided.

MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Steven Morando, Director, Procurement and General Services

RE: Procurement Activity Report

SUMMARY:

Current Solicitations: There is currently one Request for Qualifications and two Invitations for Bids being advertised. The Request for Qualification is to seek Artists for the Phillis Wheatley Park Project; and the Invitations for Bids being advertised are for the Underground Utility Locating Services and Cross Creek Burned Unit #1503 Rehabilitation.

Closed/Pending Solicitations: There are six solicitations that have closed and are currently being evaluated. The six solicitations include: HUD Legal and Consulting Services; Landscape Architect Services; Translation and Interpreter Services; Freelance Writer; Purchase and Installation of Vertical Packaged Terminal Air Conditioning Units; and, Property Management Software.

Solicitations in Development: Procurement is currently working on a number of solicitations for advertisement. These include: Fire Alarm and Fire Sprinkler Life-Safety Systems Inspection, and Testing and Repairs; Carpet Replacement and Installation Services; Unit Make Ready Services for Public Housing; Automatic Door Maintenance and Repair; Automatic Gate Maintenance and Repair; Printing Services; Public Relations Consulting Services; Jobs Plus Program Management Consultant Services; Media Monitoring Solution Services; Physical Needs Assessment; Automated Fraud Hotline Services; Demolition Services for Infill Properties; Boiler Replacement and Relocation for Lila Cockrell; Public Relations Firm for DSNR Initiatives; Developer for Culebra Road Property; Website Redesign Services and Cloud Hosting; Printing Services; Broadband Feasibility Study; Resurfacing Services; Purchase of Two Pickup Trucks for Beacon Communities; Plumbing Services; Security Guard Services for Beacon Communities; Purchase of Utility Cart for Beacon Communities; Phone System Upgrade; Docusign Software; and, Disaster Mitigation Services.

Change Orders:

There were no Change Orders approved during the 3rd quarter of 2017.

Vehicle Purchases:

During the 3rd quarter of 2017, SAHA purchased the following vehicle off the State of Texas cooperative contract:

Description:	2017 Chevrolet Silverado 1500 Pickup Truck
Price:	\$18,766.00
Dealer:	Sam Packs Five Star Ford
SAHA User:	Public Housing - Alazan-Apache Courts

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

Amounts paid according to award provisions.

STRATEGIC OBJECTIVE:

Transform core operations to be a high performing and financially strong organization.

ATTACHMENT:

Procurement Activity Report

Procurement Activity Report October 20, 2017

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
DSNR	RFQ	Artists for Phillis Wheatley Park	10/6/2017	10/25/2017
Construction Services	IFB	Underground Utility Locating Services	10/18/2017	11/1/2017
Construction Services	IFB	Cross Creek Burned Unit #1503 Rehabilitation	10/26/2017	11/3/2017
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Public Housing	IFB	Pest Control Services for Various SAHA Properties	9/22/2017	Board Meeting
Construction Services	N/A	Change Order for Lincoln Heights Courts	N/A	
DSNR	RFQ	Landscape Architect Services	7/20/2017	Procurement
Public Affairs	QQ	Freelance Writer	8/10/2017	Evaluation
Legal Services	RFP	HUD Legal and Consulting Services	8/28/2017	Due Diligence
Public Relations	QQ	Translation and Interpreter Services	9/13/2017	Negotiation
Public Housing	QQ	Purchase and Installation of Vertical Packaged Terminal Air Conditioning Units	10/2/2017	
Beacon Communities	RFP	Property Management Software (re-solicitation)	11/19/2017	
QQ Awarded under \$50,000.00				
SAHA Department	Type	Solicitation Name	Vendor	Award Amount
Risk Management	QQ	Providers of Urgent Care Services, Physicals, and Alcohol & Drug Testing Services	Gonzaba Medical Group	\$50,000.00
Public Housing	QQ	Homestead Apartments Wall and Sign Replacement	Geofill Material Technologies	\$12,550.75
Human Resources	QQ	Select Maintenance Staff Services	Renhill Staffing Services of Texas	\$50,000.00
DSNR	QQ	Secure Mirasol and Wheatley Area Houses	Geofill Material Technologies	\$50,000.00
Innovative Technology	QQ	Boardroom Audio/Visual Upgrades and Renovations	Custom Systems Design, Inc.	\$41,140.00

Future Solicitations		
SAHA Department	Solicitation Name	Projected Release Date
Asset Management	Physical Needs Assessment	November 2017
Beacon Communiites	Purchase of Two Pickup Trucks	October 2017
	Security Guard Services for Beacon Properties and Other	October 2017
	Purchase of Uility Cart	October 2017
Community Development Initiatives (CDI)	Jobs Plus Program Management Consultant Services	November 2017
	Broadband Feasibility Study	November 2017
Construction Services	Fire Alarm and Fire Sprinkler Life-Safety Systems Inspection, and Testing and Repairs	October 2017
	Plumbing Services	November 2017
	Boiler Replacement and Relocation for Lila Cockrell	November 2017
DSNR	Demolition Services for Infill Properties	Co-op
	Public Relations firm for DSNR Initiatives	November 2017
	Developer for Culebra Road Property	November 2017
Innovative Technology	Phone System Upgrade	November 2017
	DocuSign Software	DIR
Public Affairs	Website Redesign Services and Cloud Hosting	November 2017
	Printing Services	November 2017
	Media Monitoring Solutions	December 2017
	Public Relations Consulting Services	April 2018
Public Housing	Carpet Replacement and Installation Services	October 2017
	Resurfacing Services	November 2017
	Unit Make Ready Services for Public Housing	November 2017
	Automatic Door Maintenance and Repair	December 2017
	Automatic Gate Maintenance and Repair	December 2017
Regulatory Oversight	Automated Fraud Hotline Services	October 2017
Risk Management	Disaster Mitigation Services	Co-op



To: Board of Commissioners

Date: November 2, 2017

From: Charles Clack, Committee Chair, Resident Services Committee

Subject: Update and discussion regarding the October 19, 2017, Resident Services Committee Meeting

A Resident Services Committee meeting was held on Thursday, October 19, 2017. Attendees included Committee Chair Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, Commissioner Thomas F. Adkisson, SAHA President and CEO David Nisivoccia and SAHA staff. The meeting was attended by 15 Alazan-Apache Courts residents.

Update and discussion regarding the Community Development Initiatives Report

Mr. Adrian Lopez, Director of Community Development Initiatives, provided an update and brief snapshot of the major activities and events that have been completed in 2017, such as the EIF Education Summit, Resident Council training, food distributions, the EIF golf tournament and most recently, National Night Out activities.

The upcoming events include: ConnectHome training for the Resident Council members and preparations for the 20th Annual Golden Gala on December 20, 2017.

Update and discussion regarding Recognition of Outside Partners

Mr. Lopez recognized the following organizations who have partnered with SAHA to provide adult education and workforce services: Workforce Solutions Alamo, United Way of San Antonio and Bexar County, Alamo Colleges, Goodwill Industries, South Texas Leadership Center, and Waste Management.

Update and discussion regarding the report on Transportation Options for Elderly/Disabled Population

Mr. Lopez provided an update of the current organizations SAHA is working with to provide transportation services to the elderly and disabled population. Mr. Lopez also informed the Board that a transportation needs assessment survey will be conducted by the end of the first quarter of 2018.



To: Board of Commissioners
Date: November 2, 2017
From: Morris A. Stribling, DPM, Chair, Special Board Meeting
Subject: Update and discussion regarding the October 19, 2017 Special Board Meeting

A Special Board meeting was held on Thursday, October 19, 2017. Attendees included Board Chair Morris A. Stribling, DPM, Commissioner Francesca Caballero, Commissioner Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following topics were discussed at the committee meeting:

Presentation

An update and discussion regarding the Victoria Commons Site Plans was presented by Jim Bailey, Economic Planning Systems and Russell Yeager, Big Red Dog.

Update and discussion regarding Wheatley Choice Neighborhood and Westside Choice Neighborhood activities

Updates for both the east and westside neighborhoods were provided.

Consideration and approval regarding Resolution 5764, in support of authorizing the San Antonio Housing Finance Corporation for the proposed issuance of tax exempt bonds and authorizing such corporation to apply for volume cap for private activity bonds from the Texas Bond Review Board for the financing of Tampico Apartments and Mira Vista Apartments

The motion was approved.

The following resolutions were approved:

Resolution 5748, authorizing the sale of approximately 3.13 acres of vacant land located on Rosary Street, between S. Garcia Street and S. Rio Grande Street, in San Antonio, TX; the sale of such property to the highest bidder and the execution of any and all documents necessary to consummate such transaction

Resolution 5761, authorizing the modification and extension of a revolving line of credit in the original face amount of \$3,000,000 from the Frost National Bank and authorizing the execution and delivery on behalf of San Antonio Housing Facility Corporation (SAHFC) of all required documents, certificates and agreements

Resolution 5762, authorizing the expenditure of additional funds for reconstruction of several canopy roofs at Lincoln Heights Courts to Garland/DBS, Inc., through the U.S. Communities Government Purchasing Alliance, for an amount not to exceed \$1,221,066.00



Resolution 5765, authorizing the award of contracts for pest control services for various SAHA Public Housing and administrative properties to Pest Management, Inc. (DBE) and Pied Piper Pest Control (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$500,000.00; both for a period of one year with the option to renew up to four additional one-year terms

Update and discussion regarding Converse Ranch Roof Replacement and Foundation Repair

Kristi Baird, Assistant Director of Beacon Communities, provided an update of the Converse Ranch Apartments and the damages sustained as a result of the 2016 hail storms. Beacon Communities sustained \$7.5M in damages over nine communities in both managed and contracted portfolios.

Update and discussion regarding the Beacon Management Transition

Ms. Baird also provided an update regarding SAHA's recommendation to transition all third party managed communities to SAHA's Beacon Communities.

Resolution 5766, adopting the updated Housing Authority of the City of San Antonio, Texas (SAHA) Procurement Policy

Due to the large amount of content in the Procurement Policy, Item 12 was tabled until the November 16, 2017, Operations and Choice Neighborhood Committing Meeting.

Update and discussion regarding the Westside Reinvestment Initiative

Lori Hall, Assistant Director of Real Estate and Homeownership, provided a presentation of the development of the Westside Reinvestment Initiative.

Update and discussion regarding the ConnectHome Program

The ConnectHome Program was initially under the Policy and Planning department, headed by Director, Mr. Richard Milk and has now transitioned into the Community Development Initiatives department under the direction of Director, Mr. Adrian Lopez. The update included a presentation of the ConnectHome Program, accomplishments over the last two years, and the goals for the third year.

President's Report

November 2, 2017

Sponsorship Committee Report

Since the Sponsorship Committee's update on August 3, 2017, the Committee has begun sponsoring events for the 2017-18 Fiscal Year. To date, twenty-seven events have been sponsored, and the Committee is at 57.60 percent of its allocated budget. The costs are included in the Communications and Public Affairs Department operating budget for Fiscal Year 2017-18. The Committee is expected to see a decrease in events as the holiday season approaches.

Habitat for Humanity Building Event

On Friday, October 13, 2017, about twenty-five SAHA employees brought awareness to Housing America Month by helping build a Habitat for Humanity home. The house under construction was for Victoria Rodriguez, a former Public Housing scattered sites resident, who said she was excited to purchase her first home.



Homebuyer Readiness Classes

On October 14, 2017, forty-three people graduated from Workshop #2 of the SAHA Home Buyer Readiness Classes. To date, a total of 290 participants have graduated from the Homebuyer Readiness program.



Recognition of SAHA Veterans

The San Antonio Housing Authority will again recognize the service of our Service Men and Women for Veterans Day. Those who sacrificed so much for the freedoms we enjoy today are not forgotten. Some of these valiant men and women are now employed here at the San Antonio Housing Authority in service to this community.

We have started a tradition to honor them through a short program each year. This program consists of a breakfast, a word of thanks from the CEO, and a coin ceremony.

We issue a specially designed coin to all veterans who now work at SAHA. The coin ceremony is a time honored tradition in the military. Here at SAHA, the coin serves as a means of identifying those who given so much in defense of the United States of America, and now

extend selfless service to the San Antonio community. We honor and thank them for their service.

20th Annual Golden Gala

This year SAHA will celebrate the 20th Annual Golden Gala on December 20, 2017, from 3:00 p.m. to 7:00 p.m., at the Henry B. Gonzalez Convention Center. Each year we celebrate the holiday season with our residents. In addition to food and music, SAHA will continue to honor our veterans for their service to our country. Further, the H2A Living Awards will be presented to residents who give back to their communities.

SAHA Holiday Closure

SAHA offices will be closed starting at 5:00 p.m. on Friday, December 22, 2017, and will re-open at 8:00 a.m. on Tuesday, January 2, 2018.

All employees will be required to take three days of PTO to cover the End-of-Year Closure days not designated as paid holidays for the 2017 calendar year. Employees who do not have the three days of PTO for the End-of-Year Closure will be advanced the time needed to cover the year-end holiday schedule. However, any and all PTO time that is advanced will be deducted as the employee's PTO time is accrued.

End-of-Year Closure schedule at a glance:

- **Monday, December 25, 2017 (Christmas Day) Holiday**
- **Tuesday, December 26, 2017 Holiday**
- **Wednesday, December 27, 2017 PTO**
- **Thursday, December 28, 2017 PTO**
- **Friday, December 29, 2017 PTO**
- **Monday, January 1, 2018 Holiday**

List of Proposed Holidays for 2018

The following thirteen days have been proposed as holidays for SAHA employees:

1. January 1, 2018 - New Year's Day (Mon)
2. January 15, 2018 - Martin Luther King's Birthday (Mon)
3. February 19, 2018 - President's Day (Mon)
4. April 27, 2018 - Battle of Flowers (Fri)
5. May 28, 2018 - Memorial Day (Mon)
6. July 4, 2018 - Independence Day (Wed)
7. September 3, 2018 - Labor Day (Mon)
8. November 12, 2018 - Veterans Day (Mon)
9. November 22, 2018 - Thanksgiving (Thur)
10. November 23, 2018 - Day After Thanksgiving (Fri)
11. December 24, 2018 - Christmas Eve (Mon)
12. December 25, 2018 - Christmas Day (Tues)
13. Floating Holiday

The year end closure will be determined at a later date.