

BOARD OF COMMISSIONERS

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PRESIDENT & CEO

Ed Hinojosa, Jr.

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

1:15 p.m. | Wednesday | November 15, 2023

If this meeting becomes a Special Board Meeting, at least four Commissioners will be physically present at this location and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. 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.

CITIZENS TO BE HEARD

2. **Citizens to be Heard** at approximately 1:15 p.m. (may be heard after this time) Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster prior to 1:00 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to Opportunity Home matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6405, authorizing the award of contracts for commercial real estate broker services to CBRE, Inc. and Jones Lang LaSalle Americas, Inc., for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Director of Asset Management)
4. Consideration and appropriate action regarding Resolution 6407, authorizing the award of contracts for mowing and grounds maintenance for Beacon Communities to A&S Landscaping Services (HABE, VBE), Blue Lacy Landscape & Maintenance Co. (HABE), Cutrite, LLC (HABE, MBE, SBE), and Incircle Management, Inc. (ABE, DBE, SBE, WBE), for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities)
5. Consideration and appropriate action regarding Resolution 6409, authorizing the award of contracts for pest control services for Beacon Communities to Nova Pest Control, Inc. (AABE, ESBE, MBE, SBE)

and Worldwide Pest Control (HABE, MBE, SBE, WBE, HUB) for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to one year and six months (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities)

6. Consideration and appropriate action regarding Resolution 6404, approving the Vista at Reed 9% Low Income Housing Tax Credit Project and approving and authorizing the San Antonio Housing Facility Corporation to approve the Resolution 23FAC-11-15 authorizing its participation in the Vista at Reed transaction (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)
7. Consideration and appropriate action regarding Resolution 6406 and 23SEN-11-15, authorizing the payoff of debt up to \$7.3 million, which may include MTW funds, for Legacy at Crown Meadows (Brandee Perez, Chief Operating Officer)
8. Consideration and appropriate action regarding Resolution 6401, approving interim policy updates to the Administrative Plan (Admin Plan) and Admissions and Continued Occupancy Policy (ACOP) (Christine Patrick, Assistant Director of Operations Support - Policy)
9. Consideration and appropriate action regarding Resolution 6408, approving the 2024 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher (PBV) Program payment standard schedules (Stephanie Rodriguez, Director of Assisted Housing Programs)

DISCUSSION ITEMS

10. Discussion regarding the proposed 2024 Board meetings calendar (Muriel Rhoder, Chief Administrative Officer)
11. Discussion regarding SAISD school closures impact on Opportunity Home students (Richard Milk, Planning Officer)
12. Update and discussion regarding Lincoln Heights and Cassiano Homes (Joel Tabar, Director of Resident Services)

CLOSED SESSION

13. 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).

- Discussion with attorney regarding properties overseen by Asset Management

REPORTS

- Procurement Activity Report
- Demographic Procurement Report
- Operations Report

RESOURCE

- Schedule of Units Under Development

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.

These committee meetings may become special board meetings if a quorum of the Board attends. No final action is contemplated at these meetings.

“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.”