

**BOARD OF COMMISSIONERS**Gabriel Lopez  
ChairGilbert Casillas  
Vice ChairDalia Contreras  
CommissionerEstrellita Garcia-Diaz  
CommissionerJanet Garcia  
CommissionerLeilah Powell  
CommissionerVincent Robinson  
Commissioner**PRESIDENT & CEO**

Ed Hinojosa, Jr.

**OPERATIONS AND REAL ESTATE COMMITTEE MEETING  
OR SPECIAL BOARD MEETING****1:00 p.m. | Wednesday | April 17, 2024**

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 1:00 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 before 12:45 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 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$679,075 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
4. Discussion and possible action regarding Five Priorities and Other Related Topics:
  - a. Development Partnerships including Voucher Strategies
  - b. Maintenance, Resident Safety and Feedback
  - c. Outstanding Rent Balances
  - d. Waitlist Review
  - e. Communication Strategy
  - f. Other Related Topics

(Brandee Perez, Chief Real Estate and Development Officer, Diana Fiedler, Chief Financial Officer, Michael Reyes, Public Affairs Officer, Muriel Rhoder, Chief Administrative Officer, Richard Milk, Planning Officer)

## **DISCUSSION ITEMS**

5. Update and discussion regarding development activities (Brandee Perez, Chief Real Estate and Development Officer)
6. Update and discussion regarding Section 3 and SWMBE (Muriel Rhoder, Chief Administrative Officer; George Ayala, Director of Procurement)

## **CLOSED SESSION**

7. 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 and consultation with attorney regarding development opportunities

### **Consultation with Attorney**

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

- Consultation with attorney regarding rent collections

### **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 and consultation with attorney regarding compensation review for the President and CEO and Executive Leadership Team
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025
- Discussion and consultation with attorney regarding Board members roles and responsibilities

## **REPORT**

- Procurement Activity Report

## **RESOURCE**

- Developments Overview Table

8. Adjournment

*Posted on: 4/12/2024 01:00 PM*

\*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 the 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.”