



JOIN MEETING
818 S. Flores St.
San Antonio, TX 78204

BOARD OF COMMISSIONERS

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| Gabriel Lopez
Chair | Gilbert Casillas
Vice Chair | Barbara Ankamah Burford
Commissioner | Dalia Contreras
Commissioner | Estrellita Garcia-Diaz
Commissioner | Janet Garcia
Commissioner | Leilah Powell
Commissioner |
|------------------------|--------------------------------|---|---------------------------------|--|------------------------------|-------------------------------|

ACTING PRESIDENT & CEO

Michael Reyes

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | October 9, 2024

At least four Commissioners will be physically present at this location, and up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, 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 prior to 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.

MINUTES

3. Minutes
 - Approval of the September 4, 2024, Regular Board meeting minutes
 - Approval of the September 17, 2024, Special Board meeting minutes

CONSENT ITEMS

4. Consideration and approval regarding Resolution 6583, authorizing the Acting President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other Employer-Provided Plans provide for Short Term Disability, Long Term Disability, Life Insurance and Ancillary Benefit Plans, and an electronic benefits enrollment platform for calendar year 2025, at a projected cost to the employee and employer of \$11,722,398 (Aiyana Longoria, Director of Human Resources)



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5. Consideration and approval regarding Resolution 6584, resolution in support of the Fourth Amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, restated effective July 1, 2021. This Resolution amends the Employees' Money Purchase Pension Plan (EMPP) by adjusting an Eligible Employee's service requirement for eligibility, entry dates, and the Employer Contribution amount (Aiyana Longoria, Director of Human Resources)
6. Consideration and approval regarding Resolution 6567, authorizing the award of a contract for banking and related services to Cullen/Frost Bankers, NA DBA Frost Bank; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Aaron Sladek, Director of Finance and Accounting)
7. Consideration and approval regarding Resolution 6571, authorizing the award of contracts for welding services organization-wide to EA Contractor LLC (HABE), Lexar Contracting LLC (HABE), and Precision Arc Welding Co LLC (HABE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)
8. Consideration and approval regarding Resolution 6572, authorizing the award of a contract for Restroom Renovations at Opportunity Home's Central Office to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership through Omnia Partners, Public Sector, for an amount not to exceed \$329,969 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
9. Consideration and approval regarding Resolution 6569, authorizing the award of a contract for tree trimming, pruning, and removal services to A&S Landscaping Services (HABE, Section 3 Business) 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; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)
10. Consideration and approval regarding Resolution 6573, authorizing the award of contracts for generator maintenance and repair services to Clifford Power Systems and Boddicker Ventures, LLC DBA Divine Power Group 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; Ruth Bautista, Director of Public Housing)
11. Consideration and approval regarding Resolution 6574, authorizing the award of contracts for moving and temporary storage to Armstrong Moving Solutions, San Antonio, LLC DBA The



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Armstrong Company, Davis Moving and Cleaning LLC (AABE, ESBE, MBE, SBE), and JTB-LLC (HABE) 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; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)

- 12. Consideration and approval regarding Resolution 6575, authorizing the award of a contract for a self-managed Phase III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI) project development and application services to Group 14 Engineering (DBE, SBE, WBE) through Brockton Housing Authority for an amount not to exceed \$816,300; for a period of 18 months (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Michael Lopez, Construction and Sustainability Program Manager)
- 13. Consideration and approval regarding Resolution 6582, authorizing the expenditure of additional funds for lead removal at Lincoln Heights Courts and Riverside Apartments to Gerloff Company, Inc. for an amount not to exceed \$300,567 (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

INDIVIDUAL ITEMS

- 14. Consideration and approval regarding Resolution 6588, authorizing the Housing Authority of Bexar County to exercise its powers within the territorial boundaries of the Housing Authority of the City of San Antonio, Texas; and authorizing a cooperation agreement in connection therewith (Timothy Alcott, Executive Vice President of Development and General Counsel)
- 15. Consideration and approval regarding Resolution 6580, authorizing the Las Varas Public Facility Corporation to approve a resolution relating to the application for carryforward of volume cap allocation reservation of \$27,000,000 for the North Pond Apartments Project (Timothy Alcott, Executive Vice President of Development and General Counsel)
- 16. Consideration and approval regarding Resolution 6595, concerning the application of LDG Development or an affiliate thereof relating to the proposed financing of up to \$40,000,000 of the costs of acquisition, construction, and equipping of the Pearsall Place Apartments project, to be located on a tract of land containing approximately 14.09 acres one-quarter mile north of the northeast corner of the intersection with southwest loop 410, San Antonio, Texas 78242; and other matters in connection therewith (Timothy Alcott, Executive Vice President of Development and General Counsel)
- 17. Consideration and approval regarding Resolution 6576, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of



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the Lakeside Lofts Apartment Project (Lorraine Robles, Chief Real Estate and Development Officer)

- 18. Consideration and approval regarding Resolution 6578, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Emberstone Apartments Project (Lorraine Robles, Chief Real Estate and Development Officer)
- 19. Consideration and approval regarding Resolution 6579, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Union at Commerce Apartment Project (Lorraine Robles, Chief Real Estate and Development Officer)
- 20. Consideration and approval regarding Resolution 6586, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Westwood Plaza Project (Lorraine Robles, Chief Real Estate and Development Officer)
- 21. Consideration and approval regarding Resolution 6587, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Central at MLK Apartment Project (Lorraine Robles, Chief Real Estate and Development Officer)
- 22. Consideration and approval regarding Resolution 6577, authorizing the selection of Cohen-Esrey as the developer for the North and South Ponds sites at Victoria Commons; authorizing the Acting President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)
- 23. Consideration and approval regarding Resolutions 6590 and 24LVPFC-10-18, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Sacred Heart Villa Apartments project (Miranda Castro, Chief Asset Management Officer)
- 24. Consideration and approval regarding Resolution 6600, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Villas de Costa Valencia Apartments Project (Miranda Castro, Chief Asset Management Officer)



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- 25. Consideration and approval regarding Resolution 6601 authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of Rosemont at Highland Park Apartments Project (Miranda Castro, Chief Asset Management Officer)
- 26. Consideration and approval regarding Resolution 6602 authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Park at Sutton Oaks Apartments Project (Miranda Castro, Chief Asset Management Officer)

DISCUSSION ITEM

27. President's Report

- National Awards Received
- Opportunity Home Partners with San Antonio Botanical Gardens
- AHP Landlords Collaborative Meeting
- Leaven Kids Program Featured
- Live Well. Be Well. Health and Wellness Fair Recap
- 43rd Annual Dieciséis de Septiembre Parade Recap
- Fair Avenue Residents Receive Hygiene Kits
- Community Leaders Break Ground on Four25 San Pedro Apartments
- Director of Security Tabbed as Industry Expert
- FSS Graduation Ceremony
- Staff Support Tarry Towne Residents Affected by Fire
- Unity in Culture: A Hispanic Heritage Community Fest Recap
- SA Report Decoding San Antonio's Looming Housing Crisis Panel Discussion Recap
- San Antonio Neighbors Together
- Haven For Hope Resource Fair Recap
- Policy and Planning Presents Resident Survey Results
- Opportunity Home Receives \$4.8 million from HUD
- Alazan In-Person ConnectHome Graduation
- Opportunity Home Assumes Ownership of San Juan Square and The Alhambra

EVENTS

- Opportunity Home, United Way Campaign 2024
- Build San Antonio Green's Solar Fest 2024

CLOSED SESSION

28. 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).



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- Discussion and consultation with attorney regarding Third-Party managed properties and Beacon Communities
- Discussion and consultation with attorney regarding the City of San Antonio housing bond extension

RESOURCES

- Developments Overview Table
- Developments Under Consideration Map

29. Adjournment

Posted on: 10/2/2024 05:00 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 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.”