

### BOARD OF COMMISSIONERS

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

## SPECIAL BOARD MEETING

**1:00 p.m. | Wednesday | January 22, 2025**

*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. 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 6598, authorizing the award of a contract for office supplies, related products, and services to Office Depot, Inc. through Omnia Partners, Public Sector; 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)
4. Consideration and appropriate action regarding Resolution 6701, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited partnership, for an annual cumulative amount not to exceed \$3,000,000 and Home Depot U.S.A., a Delaware corporation, for an annual cumulative amount not to exceed \$3,000,000 through Omnia

---

**BOARD OF COMMISSIONERS**

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

Partners, Public Sector; for a period of one year with the option to renew for up to four additional one-year terms (George Ayala, Director of Procurement)

5. Consideration and appropriate action regarding Resolution 6703, authorizing the award of a contract for fleet services and fuel to the City of San Antonio (COSA) through an interlocal agreement for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement)
6. Consideration and appropriate action regarding Resolution 6704, authorizing the award of contracts for elevator services: repair, maintenance, inspection/testing, parts, and modernization to Otis Elevator Company through Omnia Partners, Public Sector and elevators, escalators, and moving walks with related equipment, services, and supplies to Schindler Elevator Corporation and TK Elevator through Sourcewell, a Nationwide Purchasing Cooperative, for an annual cumulative amount not to exceed \$5,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Victoria Febus, Director of Beacon Communities; Ruth Bautista, Director of Public Housing)
7. Consideration and appropriate action regarding Resolution 6706, reconfirming the use of cooperative purchasing program contracts, where Opportunity Home is a participating member, and General Services Administration (GSA) Federal Supply Schedules for the acquisition of computer hardware, software, and related services by Opportunity Home and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Jo Ana Alvarado, Chief Information Officer)
8. Consideration and appropriate action regarding Resolution 6707, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolutions for the following proposed 9% Low-Income Housing Tax Credit Projects: the Legacy at Lackland Apartments, the Vista at Sunrise Apartments, and the Vista at Sky Harbor Apartments (Lorraine Robles, Chief Real Estate and Development Officer)
9. Consideration and appropriate action regarding Resolution 6712, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolutions for the following proposed 9% low-income housing tax credit projects: 6802 Marbach Lofts and the Tezel Road Apartments (Lorraine Robles, Chief Real Estate and Development Officer)
10. Consideration and appropriate action regarding Resolution 6708, approving the La Ventana Apartments transaction, including authorizing the San Antonio Housing Facility Corporation

### BOARD OF COMMISSIONERS

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

to approve Resolution 25FAC-01-04, authorizing its participation in the La Ventana Apartments Transaction; and other matters in connection therewith (Timothy Alcott, Executive Vice President of Development and General Counsel)

11. Consideration and appropriate action regarding Resolution 6709, authorizing the Artisan at Mission Creek Apartments Project refinancing, including authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-01-01 authorizing the issuance of the San Antonio Housing Finance Corporation multifamily housing revenue note (Artisan at Mission Creek Apartments Project), Series 2025; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-01-05 authorizing the formation of a single member limited liability company to acquire all ownership interests of and take all actions to merge, convert, and/or dissolve ARDC Military, Ltd. and to provide for the borrowing of funds from San Antonio Housing Finance Corporation and Frost Bank for a loan in an amount not to exceed \$14,500,000, and all other actions necessary to effect the project refinancing; and authorizing Las Varas Public Facility Corporation to approve Resolution 25LVPC-01-01 authorizing the transfer of the general partner interest and all actions necessary to effect the project refinancing; the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
12. Consideration and appropriate action regarding Resolution 6711, authorizing San Antonio Housing Facility Corporation to make a subordinate operating deficit loan for the Park at Sutton Oaks Apartments Project; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

### DISCUSSION ITEM

13. Discussion regarding Opportunity Home recruitment and staffing update (Janie Rodriguez, Interim Director of Human Resources)

### CLOSED SESSION

14. 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).

- Discussion and consultation with attorney regarding CEO assessment and goals, CEO search, CEO job description and related matters.

---

**BOARD OF COMMISSIONERS**

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

**REPORT**

- Procurement Activity Report

**RESOURCE**

- Developments Overview Table

15. Adjournment

*Posted on: 1/16/2025 5:00 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.

“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.”