

## 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
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**PRESIDENT & CEO**  
Michael Reyes

## REGULAR BOARD MEETING

### 1:00 p.m. | Wednesday | May 7, 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, 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 April 2, 2025, Regular Board meeting minutes
  - Approval of the April 16, 2025, Special Board meeting minutes (The Josephine Apartments)
  - Approval of the April 16, 2025, Special Board meeting minutes (Villa Tranchese Apartments)

### PUBLIC HEARING

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4. **Public Hearing** regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

**CONSENT ITEMS**

5. Consideration and approval regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
6. Consideration and approval regarding Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) 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; Ruth Bautista, Director of Public Housing)
7. Consideration and approval regarding Resolution 6745, authorizing the award of a contract for access control and security cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five 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 approval regarding Resolution 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) 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; Ruth Bautista, Director of Public Housing; Victoria Febus, Director of Affordable Housing Communities)

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9. Consideration and approval regarding Resolution 6752, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; 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; Victoria Febus, Director of Affordable Housing Communities)

### INDIVIDUAL ITEM

10. Consideration and approval regarding Resolution 6765, authorizing the award of a contract for Lead Hazard Removal at Cassiano Homes to RNDI Companies, Inc. (DBE, MBE, WBE, SBE, HUB) for an amount not to exceed \$1,333,450 (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

### DISCUSSION ITEMS

11. President's Report
  - Spotlights
  - Event Recaps
  - Updates
  - Upcoming Events

### CLOSED SESSION

12. 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).

    - Consultation with attorney and consideration of employment contract for President and CEO
13. Adjournment

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\*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.”