

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
------------------------	--------------------------------	---	---------------------------------	--	------------------------------	-------------------------------

PRESIDENT & CEO
Michael Reyes

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING*

2:00 p.m. | Wednesday | May 21, 2025

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 2:00 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 1:45 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 6768, authorizing the award of contracts for fire watch services to Aventus Private Security (Other), Blue Star Security LLC (AABE, WBE, HUB), Fast Guard Services LLC (AABE), and SOML Solutions, LLC (SDVOSB, 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; Domingo Ibarra, Director of Security)
4. Consideration and appropriate action regarding Resolution 6767, authorizing the award of contracts for boiler and chiller maintenance, repair, and as-needed replacement services to Air Stream General Construction Co., Inc dba Air Stream Heating and Air Conditioning (DBE,

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
------------------------	--------------------------------	---	---------------------------------	--	------------------------------	-------------------------------

PRESIDENT & CEO

Michael Reyes

HABE, MBE, SBE, Section 3 Business), Premier Comfort Service Company, Inc. (DBE, HABE, MBE, SBE, Section 3 Business), Texas Chiller Systems, LLC, and Trane Company 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; Hector Martinez, Senior Director of Construction Services and Sustainability; Ruth Bautista, Director of Public Housing)

5. Consideration and appropriate action regarding Resolution 6725, ratifying the award of a contract for Cottage Creek Apartments Asphalt and Concrete Improvements to Prestige Building Group LLC (HABE) for an amount not to exceed \$1,062,600 (George Ayala, Director of Procurement; Hector Martinez, Senior Director of Construction Services and Sustainability)
6. Consideration and appropriate action regarding Resolution 6770, adopting the updated Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio Procurement Policy (George Ayala, Director of Procurement)
7. Consideration and appropriate action regarding Resolution 6774, authorizing the award of a contract for Amazon business to Amazon.com Services, LLC through Omni Partners, a nationwide purchasing cooperative 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)
8. Consideration and appropriate action regarding Resolution 6775, authorizing the award of a contract for maintenance, repair, and operations (MRO) supplies and related services to W.W. Grainger, Inc. through Omni Partners, a nationwide purchasing cooperative for an annual 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)
9. Consideration and appropriate action regarding Resolution 6772, authorizing a capital contribution from SAHFC to SAHFC Josephine Lender LLC for the purposes of making a loan to 120 Josephine Investors LLC for the Josephine Apartments Project; and other matters in connection therewith (Diana Fielder, Executive Vice President and Chief Financial Officer)
10. Consideration and appropriate action regarding Resolution 6760, authorizing the San Antonio Housing Facility Corporation and San Antonio Housing Development Corporation to approve resolutions authorizing the preliminary actions related to the resyndication or restructuring of the San Juan Square Apartments Project (Miranda Castro, Chief Asset Management Officer)

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
------------------------	--------------------------------	---	---------------------------------	--	------------------------------	-------------------------------

PRESIDENT & CEO

Michael Reyes

11. Consideration and appropriate action regarding Resolution 6761, authorizing the San Antonio Housing Facility Corporation and San Antonio Housing Development Corporation to approve resolutions authorizing the preliminary actions related to the resyndication or restructuring of the San Juan Square II Apartments Project (Miranda Castro, Chief Asset Management Officer)
12. Consideration and appropriate action regarding Resolution 6762, authorizing the San Antonio Housing Facility Corporation to approve a resolution authorizing the preliminary actions related to the resyndication or restructuring of The Gardens at San Juan Square (San Juan III) Apartments Project (Miranda Castro, Chief Asset Management Officer)
13. Consideration and appropriate action regarding Resolution 6758, authorizing the San Antonio Housing Facility Corporation to approve a resolution authorizing the preliminary actions related to the resyndication or restructuring of the Sutton Oaks I Apartments Project (Miranda Castro, Chief Asset Management Officer)
14. Consideration and appropriate action regarding Resolution 6759, authorizing the San Antonio Housing Facility Corporation to approve a resolution authorizing the preliminary actions related to the resyndication or restructuring of The Park at Sutton Oaks Apartments Project (Miranda Castro, Chief Asset Management Officer)

DISCUSSION ITEM

15. Update and discussion regarding the frequency of Board and Committee meetings (Muriel Rhoder, Executive Vice President and Chief Administrative Officer; Davilin Hamel, Board Relations Manager)

REPORTS

- Operations Report
- Procurement Activity Report
- Demographic Procurement Report
- Quarterly Recruitment and Staffing Update

RESOURCES

- Developments Overview Table
- Development Process Table

16. Adjournment

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
------------------------	--------------------------------	---	---------------------------------	--	------------------------------	-------------------------------

PRESIDENT & CEO
Michael Reyes

Posted on: 5/15/2025 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.

*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."