

**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 | June 18, 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.

**PUBLIC HEARING**

3. **Public hearing** regarding Resolution 6756, authorizing the Costa Valencia Apartment project restructuring, including authorizing the sale of the Costa Valencia Apartment Project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general

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contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-04 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Costa Valencia Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-01 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

4. **Public Hearing** regarding Resolution 6757, authorizing the Rosemont at Highland Park Apartment Project restructuring, including authorizing the sale of the Rosemont at Highland Park Apartment project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-05 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Rosemont at Highland Park Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-02 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

**MINUTES**

## 5. Minutes

- Approval of the May 7, 2025, Regular Board meeting minutes
- Approval of the May 21, 2025, Finance Committee meeting minutes
- Approval of the May 21, 2025, Operations and Real Estate Committee meeting minutes

**CONSENT ITEMS**

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6. Consideration and approval regarding Resolution 6766, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2025-2026 (Allison Schlegel, Director of Internal Audit)
7. Consideration and approval regarding Resolution 6773, authorizing the modification of a revolving line of credit from Frost Bank to the San Antonio Housing Facility Corporation, increasing the maximum principal amount from \$3,000,000 to \$4,000,000, and authorizing the execution and delivery of all required documents, certificates, and agreements (Diana Kollodziej Fiedler, Executive Vice President and Chief Financial Officer)
8. Consideration and approval regarding Resolution 6763, approving the consolidated operating and related capital budgets for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2026 (Diana Kollodziej Fiedler, Executive Vice President and Chief Financial Officer)
9. Consideration and approval 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)
10. Consideration and approval 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, 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)
11. Consideration and approval 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)

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12. Consideration and approval 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)
13. Consideration and approval 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)
14. Consideration and approval 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)
15. Consideration and approval 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)
16. Consideration and approval 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)
17. Consideration and approval 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)
18. Consideration and approval 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)

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19. Consideration and approval 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)
20. Consideration and approval 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)

**INDIVIDUAL ITEMS**

21. Consideration and approval regarding Resolution 6776, authorizing the award of contracts for various security services to Fast Guard Service LLC (AABE), US Domestic and Foreign Protection Services (HABE), and Vets Securing America for an annual cumulative amount not to exceed \$3,000,000; 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)
22. Consideration and approval regarding Resolution 6777, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. through Choice Partners, a Nationwide Purchasing Cooperative for an estimated amount not to exceed \$3,000,000; for a period of three years with the option to renew up to two additional one-year terms (George Ayala, Director of Procurement)
23. Consideration and approval regarding Resolution 6752, authorizing the award of contracts for environmental review consultant to All Environmental Inc. dba AEI Consultants, Poznecki-Camarillo LLC (DBE, HABE, MBE, SBE, HUB), Phase Engineering, and Terracon Consultants Inc. for an annual amount not to exceed \$600,000; 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)
24. Consideration and approval regarding Resolution 6779, accepting the Independent Auditor's Report for the year ended June 30, 2024 (Diana Kollodziej Fielder, Executive Vice President and Chief Financial Officer)
25. Consideration and approval regarding Resolution 6754, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess, directors and officers, employment practices, workers' compensation, automobile

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fleet, fiduciary, fidelity, flood, and boiler and machinery for Opportunity Home San Antonio and its affiliated entities, for Fiscal Year 2025-2026, for an estimated amount of \$7,961,455 (Diana Kollodziej Fielder, Executive Vice President and Chief Financial Officer)

26. Consideration and approval regarding Resolution 6756, authorizing the Costa Valencia Apartment project restructuring, including authorizing the sale of the Costa Valencia Apartment Project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-04 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Costa Valencia Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-01 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
27. Consideration and approval regarding Resolution 6757, authorizing the Rosemont at Highland Park Apartment Project restructuring, including authorizing the sale of the Rosemont at Highland Park Apartment project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-05 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Rosemont at Highland Park Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-02 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the

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execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

28. Consideration and approval regarding Resolution 6780, authorizing the appointment of all Officers of the Housing Authority of the City of San Antonio, Texas aka Opportunity Home San Antonio, other than the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all Opportunity Home San Antonio affiliate corporations (Muriel Rhoder, Executive Vice President and Chief Administrative Officer)

#### DISCUSSION ITEMS

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

#### CLOSED SESSION

30. 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).

- Consideration of employee grievance and consultation with attorney

31. Adjournment

*Posted on: 6/11/2025 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.



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“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.”