



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Jessica Weaver Vice Chair	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO
David Nisivoccia

**SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or
**SPECIAL BOARD MEETING
TELECONFERENCE**

**Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
12:30 p.m., Thursday, October 22, 2020**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2020 OCT 15 AM 8:50

The Board of Commissioners will convene for a Committee, or Special Board meeting, by teleconference, for discussion on the following matters:

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.

PUBLIC COMMENT

2. Public Comment - Citizens are provided three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to **12:30 p.m.**

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Consideration and appropriate action regarding Resolution 6085, authorizing the award of contracts for tax credit consulting services to BETCO Consulting, LLC (HUB) and East 43rd Street, LLC dba Structural Development (HUB) for an annual cumulative amount not to exceed \$300,000.00; for a period of one year with the option to renew up to four additional one-year terms (Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Steven Morando, Director of Procurement and General Services)
4. Consideration and appropriate action regarding Resolution 6086, authorizing the award of contracts for HVAC air duct cleaning services agency wide to Gillit's Duct Cleaning, LLC (SBE, WBE) for an annual cumulative amount not to exceed \$262,000.00; and dryer and kitchen vent cleaning services agency wide to Triple R Air Conditioning, LLC (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$80,500.00; both for a period of one year with the option to renew up to four additional one-year terms (Zachariah Woodard, Interim Director of Federal Housing Programs; Steven Morando, Director of Procurement and General Services)
5. Consideration and appropriate action regarding Resolutions 6081, 20SP-10-22, and 20FAC-10-23, approving San Antonio Housing Facility Corporation as the conduit issuer of tax exempt debt on behalf of Sunshine Plaza Apartments, Incorporated's Promissory Note to Frost Bank to finance the



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San Antonio Housing Authority
818 S. Flores St. • P.O. Box 1300
San Antonio, TX 78295-1300
Phone (210) 477-6262
www.saha.org

**Public Notice of an Operations and Choice Neighborhood Committee
or Special Board Meeting**

Take notice that a public meeting of the

Board of Commissioners of the Housing Authority of the City of San Antonio, Texas, will be held by accessing **Phone Number: (346) 248-7799** and enter **Meeting ID: 93839434337#** and **Passcode: 654170#**, prior to **12:30 p.m.** The meeting will commence at **12:30 p.m.** on October 22, 2020, to consider and act upon items shown on the attached agenda.

DATED: October 15, 2020

Housing Authority of the City of San Antonio, Texas

DocuSigned by:

David Nisivoccia

5689927D75274BC

David Nisivoccia
President and CEO

Attachment

SAN ANTONIO HOUSING AUTHORITY ACCESSIBILITY STATEMENT

Notice, this Board meeting will be conducted via teleconference. There will be no public meeting site accessible.

improvements to the Sunshine Plaza Apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)

6. Discussion regarding update on SAHA 2025 (Strategic Plan) (Richard Milk, Director of Policy and Planning)

REPORTS PROVIDED TO THE BOARD

- Procurement Activity Report

7. *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 regarding Commissioner's alleged conduct

8. 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 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.

**Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full Board, unless the full Board is present.



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www.saha.org

**Public Notice of a Real Estate Development Committee
or Special Board Meeting**

Take notice that a public meeting of the

Board of Commissioners of the Housing Authority of the City of San Antonio, Texas, will be held by accessing **Phone Number: (346) 248-7799** and enter **Meeting ID: 93839434337#** and **Passcode: 654170#**, prior to 2:00 p.m. The meeting will commence at 2:00 p.m. on October 22, 2020, to consider and act upon items shown on the attached agenda.

DATED: October 15, 2020

Housing Authority of the City of San Antonio, Texas

DocuSigned by:

David Nisivoccia

5600027876274DC

David Nisivoccia
President and CEO

Attachment

SAN ANTONIO HOUSING AUTHORITY ACCESSIBILITY STATEMENT

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BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Jessica Weaver Vice Chair	Charles Clack Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO

David Nisivoccia

**SAN ANTONIO HOUSING AUTHORITY
 REAL ESTATE DEVELOPMENT COMMITTEE or
 **SPECIAL BOARD MEETING
 TELECONFERENCE**

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PUBLIC COMMENT

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INDIVIDUAL ITEMS FOR CONSIDERATION

3. Consideration and appropriate action regarding Resolutions 6082, 20LVPC-10-22, and 20FAC-10-22, inducing the Artisan at Springview Apartments transaction, including the execution of all documentation necessary to obtain the financing for such transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer, Lorraine Robles, Director of Development Services and Neighborhood Revitalization, and William Walter, Coats Rose)
4. Consideration and appropriate action regarding Resolutions 6083 and 20FIN-10-22, authorizing the San Antonio Housing Finance Corporation to defease the bonds it issued to finance the Artisan on the Bluffs Apartments project in connection with the refinancing of the project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

5. Consideration and appropriate action regarding Resolution 6084, authorizing the adoption of the three step Board of Commissioner approval process for tax credit and bond developments whereby SAHA or its affiliates is a partner in the transaction (Timothy E. Alcott, Chief Legal and Real Estate Officer)
6. Review and/or finalize Real Estate Development Policy (Timothy E. Alcott, Chief Legal and Real Estate Officer and Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
7. *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).
 - Discussion on real estate matters relating to Victoria Commons

RESOURCES PROVIDED

- Schedule of Units Under Development
- Real Estate Development Policy (most updated version)
- CoSA Housing Affordability Criteria

8. Adjournment

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