

## **Public Notice of Regular Board Meeting**

### **A regular meeting of the Board of Commissioners of Housing Opportunity Management Enterprises (“HOME”)**

**(a Texas municipal housing authority**

**Formerly known as the Housing Authority of the City of El Paso)**

**will be held at the Blue Flame Building,  
304 Texas, 17<sup>th</sup> Floor, El Paso, Texas 79901  
on Wednesday, August 17, 2022  
Commencing at 05:00 p.m. Mountain Time**

**Also holding public meetings simultaneously with HOME, at the same time and location,  
and as designed in the agenda below,  
will be the following Texas nonprofit public facility corporations:**

**Paisano Housing Redevelopment Corporation (PHRC)  
EP Home PFC  
Affordable Housing Enterprises (AHE)**

The meeting of the Board of Commissioners of HOME (the “Board”) and the other public facility corporations listed above will be held as a “hybrid” meeting under the Texas Open Meetings Act, meaning it will be held both in person on the 17<sup>th</sup> Floor of the Blue Flame Building, but with members of the Board, HOME staff, and/or the public able to attend by video conference. A quorum of the Board and certain executive staff of HOME will attend the meeting in person. Other members of the Board and/or staff may attend remotely by video conference.

Videoconference and Telephone Attendance: Members of the public are encouraged and welcomed to attend the joint board meetings by videoconference or telephone. To listen to the meeting on a telephone, call +1 (650) 479-3208 phone conference ID: 25958205854 in order to speak during public comment. To participate in (watch, hear, and speak) the meeting on video, and/or to sign up to speak on items on this agenda before the start of this meeting use the following link: [http://www.ephome.org/business/public\\_notices/index.php](http://www.ephome.org/business/public_notices/index.php).

Attendance in Person at the Blue Flame Building, Community Room (Basement): Members of the public may also attend the meeting in person. If so, members of the public will be asked to observe any social distancing, mask/face covering precautions, or other health and safety precautions recommended or required at the time of the meeting. If a member of the public is feeling ill, has a fever, or other active symptoms of Covid-19, had a positive Covid-19 test within the past week, or if a member of the public has been exposed to a person with Covid-19 within the past week, he/she is respectfully asked and encouraged to attend the meeting by videoconference (see instructions above).

## Meeting Agenda

### A. Preliminary Items

1. Call to order. (*Start of meeting for HOME and all affiliates with a posted agenda*)
2. Establishment of a quorum. (*For HOME and all affiliates with a posted agenda*)
3. Resident Association Presidents to be heard.
4. Public comment. (*Citizens to be heard*)
5. Approval of minutes of a regular meeting of HOME, HOME PFC, PHRC, AHE, and EP RAD-3 PFC that took place on Wednesday July 20<sup>th</sup>, 2022.

### B. Consent Agenda

*Matters posted under the consent agenda will be considered by the Board of Commissioners as a routine matter and will be enacted by one single motion unless separate discussion is requested by a member of the Board of Commissioners. When the consent agenda vote has been taken, if an item has not been called out for separate discussion, the item will be approved along with any and all other consent agenda items approved at the same time. The Board may reconsider any item at any time during the meeting. The wording of all agenda items shall appear in the minutes of the meeting as posted, unless otherwise revised by this or other motions made and approved during the meeting, without the necessity of staff reading the wording by each item into the record.*

#### 6. HOME consent agenda: Purchasing and construction contract and purchase order awards:

- A. Request that the Contracting Officer be authorized to renew contract for Professional Auditing Services Contract # FS 21-C-0014 for agency wide audit services. This contract was procured through the Request for Proposal (RFP) process. The recommendation is as follows:

<b>Department:</b>	<b>Finance</b>	<b>\$ 89,800</b>
<b>Award to:</b>	<b>Novogradac &amp; Company, LLC</b>	
<b>Funding Source:</b>	<b>HOME Operational funds</b>	
<b>Procurement Type:</b>	<b>Request for Proposal</b>	
<b>Contract Term:</b>	<b>12 months</b>	

- B. Request that the Contracting Officer be authorized to assign contract for Housing Quality Standards Contract # OPS 21-R-0024 for agency wide housing quality standards (HQS). This contract was procured through the Request for Proposal (RFP) process. The recommendation is as follows:

<b>Department:</b>	<b>Section 8/HCV</b>	<b>\$55,000</b>
<b>Award to:</b>	<b>Gilson Inspection Services</b>	
<b>Funding Source:</b>	<b>HOME Operational funds</b>	
<b>Procurement Type:</b>	<b>Request for Proposal</b>	
<b>Contract Term:</b>	<b>12 months</b>	

C. **Regular Agenda: General Action Items**

7. Discussion and action on changing the Board Meeting date for the September meeting, due to NAHRO's Conference.
8. Update on Development/Construction.
9. Discussion and action to approve HOME Resolution # **073** and PHRC Resolution # **225** to modify the gap loan from PHRC to EP Machuca, LP for the JC Machuca Apartments Project.
10. Discussion and action to approve HOME Resolution # **079**, PHRC Resolution # **226**, to modify the gap loan from PHRC to EP Sun Pointe, LP for the Sun Pointe Project.
11. Discussion and action to approve HOME Resolution # **081**, PHRC Resolution # **227** and AHE Resolution # **095** to extend the construction contracts and timeline for the Patriot Place Project.
12. Discussion and action to approve HOME Resolution # **082** regarding settlement of the Rate 41 rate case, the El Paso Electric to Intervention in Public Utility Commission of Texas (PUC) Proceeding PUC Docket No. 52195, SOAH Docket No. 473-21-2606, Application of El Paso Electric Company to Change Rates.
13. Discussion and action to approve HOME Resolution # **083** and EP Home Resolution # **033** to modify the budget for compensation and benefits increases.

14. Discussion and action to approve HOME Resolution # **084** of the HCV utility allowance.
15. Discussion and action to approve HOME Resolution # **080** and PHRC Resolution # **228** to enter into contracts or other agreements to acquire properties offered for sale as surplus/unused property by El Paso Independent School District.

**D. HOME Reports**

16. Secretary's reports.
17. Recognition of former Board Chairperson Francisco Ortega for his service and dedication to HOME and its residents

**E. Executive (Closed) Session**

18. Executive Session.

*The Board of Commissioners may go into executive session, or a closed private session, to take up any items on or related to this agenda that may be appropriately taken up in executive session pursuant to the Texas Open Meetings Act, Texas Government Code 551.071 to .076, for such matters as consultation with an attorney on a matter covered by attorney-client privilege, to confer regarding threatened or pending litigation, or to confer regarding real estate, personnel, and/or security matters that may be discussed in a closed session. No action and no votes will be taken in any executive session.*

Section 551.071	Consultation with attorney
Section 551.072	Deliberations about real property
Section 551.073	Deliberations about gifts and donations
Section 551.074	Personnel matters
Section 551.076	Deliberations about security devices

Anticipated executive session item(s):

- (a) Discussion and update by legal counsel on pending litigation matters. (Section 551.071).
- (b) Discussions about potential lease, sale, or exchange of real estate (Section 551.072).

**F. Conclusion of Meeting**

19. Adjournment.

Public Meeting of Board of Commissioners  
Housing Opportunity Management Enterprises (HOME)  
PHRC, EP Home PFC, AHE  
August 17<sup>th</sup>, 2022

## **Posting Statement**

This notice has been posted at the central offices of the HOME, AHE and HAC at 304 Texas and notice has been provided to the El Paso County Clerk more than 72 hours in advance of the above meeting, as required by chapter 551 of the Texas Government Code.

## **ACCESSIBILITY**

### **Accessibility Notice**

Upon request the governmental body holding the meeting will provide auxiliary aids and services such as interpreters for the hearing impaired, readers, and large print or braille documents. Those requesting auxiliary aids or services may notify Sergio Vasquez, Equal Opportunity Coordinator, at (915) 849-3820, or at least 48 hours prior to the meeting.

Simultaneous English/Spanish translation is provided at all regular meetings of the Board of Commissioners of HOME and its affiliated governmental entities.

## **HANDGUNS AND WEAPONS PROHIBITED**

### **Concealed and Open Carry Handgun/Weapons Notice**

Members of the public are not permitted to enter the meeting with a handgun or other dangerous weapon. Licensed or unlicensed carrying of a handgun or other dangerous weapon is PROHIBITED at this meeting.

Pursuant to § 30.06 of the Texas 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.