

## **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 November 15<sup>th</sup>, 2023**

**Commencing at 5:00 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 Tuscany Zaragosa PFC**

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.ehome.org/business/public\\_notices/index.php](http://www.ehome.org/business/public_notices/index.php).

Attendance in Person at Basement of the Blue Flame Building: 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 that took place on Wednesday, October 18<sup>th</sup>, 2023.

### **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 sign Contract renewal for IT support and services Contract IT 21-C-0018. Contract term requested is one (1) year and represents the second option to extend. These contracts were procured through the Request for Proposal (RFP) process. The recommendation is as follows:

<b>Department:</b>	<b>Executive/IT</b>	<b>\$152,502 Est.</b>
<b>Contract #</b>	<b>IT 21-C-0018</b>	
<b>Award to:</b>	<b>Electro Systems Engineers, Inc. (ESEI)</b>	
<b>Funding Source:</b>	<b>HOME</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 amend contract for Construction Management Services Contract # RAD 18-C-0030A. This amendment will allow ECM International to assist with preparation of RFQ and RFP for Chai Manor project which will be delivered using the Design Build method. These services were procured through the Request for Proposal (RFP) process. The recommendation is as follows:

<b>Department:</b>	<b>Construction</b>	<b>\$ 117,000</b>
<b>Contract #</b>	<b>RAD 18-C-0030A</b>	
<b>Award to:</b>	<b>ECM International, Inc.</b>	
<b>Funding Source:</b>	<b>Development</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. Update on Development/Construction.
8. Tuscany Zaragosa Project
  - a. **EP Tuscany Zaragosa PFC:** Discussion and action for resolution #003 authorizing and Approving (i) the Acquisition of Tuscany Mesa Hills Apartments and Villas at Zaragosa Apartments, Two Multifamily Residential Rental Developments Located in the City of El Paso, Texas, and (ii) Issuance, Sale and Delivery of Residential Development Revenue Bonds, Series 2023 (Tuscany Mesa Hills Apartments and Villas at Zaragosa Apartments) for such Project; Approving the Form and Substance and Authorizing the Execution and Delivery of Documents and Instruments Necessary to Carry Out the Acquisition, Financing, Ownership and Operation of Such Multifamily Residential Developments; and Containing Other Matters Relating to the Subject.
  - b. **HOME:** Discussion and action for resolution #165 authorizing and approving (i) a project consisting of Tuscany Mesa Hills Apartments and Villas at Zaragosa Apartments, two multifamily residential developments located in the City of El Paso, Texas, (ii) the issuance, sale and delivery of residential development revenue bonds, series 2023 (Tuscany Mesa Hills Apartments and Villas at Zaragosa Apartments) for such Project, and (iii) the form, execution and delivery of a funding agreement; and containing other matters relating to the subject.
9. Discussion and action regarding **HOME** resolution #166 authorizing the revised Housing Choice Voucher Payment Standards.
10. Discussion and action on **HOME** resolution #169 authorizing Community Development Block Grant (CDBG) funds for the Alamito Community Center Renovations Programs.
11. Discussion and possible action to approve **PHRC** Resolution #244 authorizing prepayment in full of the EP Cimarron Ventanas PFC Residential Development Subordinate Lien Revenue Bonds Series 2021B (\$5,000,000) and any other actions in furtherance thereof.

12. Discussion and action on **HOME** Resolution #170 for Employee Health Insurance Benefits.
13. Discussion and action on **HOME** Resolution #167 to authorize the formation and organization of Educators Housing Foundation RR PFC as Texas nonprofit public facility corporation to finance, issue bonds, acquire, serve as owner/borrower, operate, manage, enter into interlocal agreements, and undertake related other activities or execute other agreements in support of multifamily housing projects with an emphasis on assisting teachers, educators and related school district support staff in securing and maintaining safe, decent, and affordable housing.
14. Discussion and action on **HOME** Resolution #168 to authorize and approve agreements and documents, including interlocal agreements with other Texas political subdivisions/Texas independent school districts, to arrange the acquisition, finance, and operation, directly or through Educators Housing Foundation RR PFC, of the following multifamily apartment with foundation assistance to certain categories of residents: Latana Apartments, 4600 N. Mays Street, Round Rock, Texas 78665 [in cooperation with Round Rock ISD].
15. Discussion and action on **HOME** Resolution #171 to award new Contract for Apartment Management Services.

**D. HOME Reports**

16. Secretary's Reports.
  - Scattered sites update.
  - Kinship Groundbreaking.
  - CDBG.
  - Christmas dinner.
  - HOME grant update.
17. Chief Financial Officer Quarterly Reports.

**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)  
Paisano Housing Redevelopment Corporation (PHRC)  
EP Tuscany Zaragosa PFC  
November 15<sup>th</sup>, 2023

## **Posting Statement**

This notice has been posted at the central offices of the HOME, AHE, EP RAD-2 PFC, and PHRC at 304 Texas and notice has been provided to City of El Paso and 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.