

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, 17th Floor, El Paso, Texas 79901
on Wednesday, December 13th, 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)
Alamito PFC
EP Housing Operations and Management Enterprises PFC (EP Home)
EP Cimarron Ventanas PFC
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 17th 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.

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).

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Housing Opportunity Management Enterprises (HOME)
Paisano Housing Redevelopment Corporation,
Alamito Public Facilities Corporation, EP Home PFC, and
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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, November 15th, 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 the Contract for Enterprise Resource Planning previously obtained under RFP # IT 16-R-0021 and GSA contract GS-35F-0731P. This contract was procured through the Request for Proposal (RFP) process. The recommendation is as follows:

Department:	Information Technology	\$568,489 Estimated
Award to:	Yardi Systems, Inc.	
Funding Source:	COCC, EP HOME, HCV	
Procurement Type:	Request for Proposal	
Contract Term:	12 months	

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- b. Request that the Contracting Officer be authorized to increase funding for and to renew Contract for Temporary Employment Services for Information Technology Staffing Resources Contracts # HR 22-C-0010. This renewal represents the first option to renew these contracts. These contracts were procured through the Request for Proposal (RFP) process. The recommendation is as follows:

Department: Executive/IT **\$ 650,000 Estimated**
Award to:

1. 22nd Century Technologies, Inc.
2. BASC
3. Compu-Vision Consulting Inc.
4. Coolsoft LLC
5. Exclusive Network Enterprises (ENE)
6. Experis
7. Global Soft Technologies LLC
8. Infojini
9. InfoStride
10. Mccollum Solutions Group LLC
11. MSys
12. Resources Logistics
13. Search & Staff
14. Sierra Digital

Funding Source: HOME
Procurement Type: Request for Proposal
Contract Term: 12 months

- c. Request that the Contracting Officer be authorized to sign Contract renewal for Property Management Services # PM 19-C-0001 A & B. Contract term requested is one (1) year and represents the third option of 3 to extend. This contract was procured through the Request for Proposal (RFP) process. The recommendation is as follows:

Department: Executive **\$ 3,646,827**
Award to: Winn Managed Properties
Involve Client Services Tx. Group f.k.a. Ledic Management Group
Funding Source: EPHOME
Procurement Type: Request for Proposal
Contract Term: 12 months

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- d. Request that the Contracting Officer be authorized to sign contract renewal for REAL ESTATE Brokerage services# EX 19-C-0007 A-C. This is the third renewal of four. This contract was procured through the Request for Proposals (RFP) process. The recommendation is as follows:

Department:	Development	\$500,000 Combined
Award to:	CBRE, Inc. SVN Fortune Real Estate Servin, LLC	
Funding Source:	Development	
Procurement Type:	Request for Proposal	
Contract Term:	12 months	

- e. Request that the Contracting Officer be authorized to renew the Contract for Property Insurance Brokerage Services #EX 20-C-0011. This will be the second option to renew. This contract was procured through the Request for Proposal (RFP) process. The recommendation is as follows:

Department:	Finance	\$4.5 Mil.
Contract #	EX 20-C-0011	
Award to:	HAI Group	
Funding Source:	Operations	
Procurement Type:	Request for Proposal	
Contract Term:	12 months	

- f. Request that the Contracting Officer be authorized sign new contract for Tax Credit Consulting Services, solicitation # EX 23-R-0020, for 12 months, with four (4) twelve (12) month renewal options. This contract was procured through the Request for Proposal (RFP) process. The recommendation is as follows:

Department:	Development	\$510,000 Estimate
Contract#:	EX-23-C-0020	
Award to:	S. Anderson Consulting, LLC	
Funding Source:	Development	
Procurement Type:	Request for Proposal	
Contract Term:	12 months	

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- g. Request that the Contracting Officer be authorized to sign a new contract for asbestos abatement at Mi Tierra f.k.a. Gonzales, under Region 19 Allied Staes Cooperative #22-7440. This contract was procured through the Request for Proposal under a cooperative contract. The recommendation is as follows:

Department:	PHRC	\$799,639.00
Contract#:	RFP #22-7440	
Award to:	TBD	
Funding Source:	Development	
Procurement Type:	Request for Proposal	
Contract Term:	12 months	

C. Regular Agenda: General Action Items

- 7. Update on Development/Construction.
- 8. Salazar Community. Discussion, consideration, and possible action on HOME Resolution #172 to approve the final Community Development Block Grant (CDBG) Funding Agreement with the City of El Paso and related agreements for the redevelopment of the Salazar community, including authorization and execution of a letter of credit with JP Morgan Chase Bank as security for the CDGB loan.
- 9. Discussion, consideration, and possible action on HOME resolution #173 approving the submission of a renewal grant application to the Department of Housing and Urban Development (HUD), for the service coordinator in the multifamily housing program by the Chief Executive Officer.
- 10. Discussion, consideration, and possible action on HOME Resolution #174A, 174B, 174C, and 174D to approve the HOME fiscal year 2024 budget.
- 11. Discussion, consideration, and possible action on HOME Resolution #175 to approve revisions and updates to the HOME Accounting and Budget Policy Manual
- 12. Discussion and action on EP Home Resolution #034 to approve revisions and updates to the EP Home PFC Procurement and Contracting Policy for Properties Governed Solely by State Law Procurement.

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13. 1600 Montana Property

- a.** Discussion, consideration, and possible action on HOME Resolution #177 to transfer and convey the title of the 1600 Montana Ave. property to Paisano Housing Redevelopment Corporation.
- b.** Discussion, consideration, and possible action on PHRC Resolution #245 to accept ownership of the 1600 Montana Ave. property and serve as landlord on the lease of said property.
- c.** Discussion, consideration, and possible action on HOME Resolution #176 and PHRC Resolution #246 to renew and re-execute a lease agreement with Emergence Health Network for the 1600 Montana Ave. property.

14. 2024 9% Low-Income Housing Tax Credit Applications. Discussion, consideration, and possible action on HOME Resolution #178 and PHRC Resolution #247 to authorize applications to the Texas Department of Housing and Community Affairs seeking allocation of 9% low-income housing tax credits for new projects in El Paso, Texas.

15. Patriot Place Phase IIA. Discussion, consideration, and possible action on HOME Resolution #179 to authorize a new contract for EP Patriot Place IIA, LP's General Contractor, **CSP # OPS 23-R-0015.**

16. Cielo Tower (formerly, Pooley). Discussion, consideration, and possible action to approve HOME Resolution #180 and AHE resolution #097, a change order for the HVAC contract at Cielo Tower.

17. South Mesa Hills.

- a. HOME:** Discussion, consideration, and possible action on HOME Resolution #181 Authorizing the Issuance of Multifamily Housing Revenue Bonds or Other Obligations with Respect to the South Mesa Hills Apartments Multifamily Residential Rental Project; Authorizing the Filing of Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Authorizing Other Action Related Thereto.
- b. Alamito Public Facilities Corporation:** Discussion, consideration, and possible action on Alamito PFC Resolution #087 Authorizing the

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Issuance of Multifamily Housing Revenue Bonds or Other Obligations with Respect to the South Mesa Hills Apartments Multifamily Residential Rental Project; Authorizing the Filing of Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Authorizing Other Action Related Thereto

18. Cimarron and Las Ventanas Apartments

- a.** EP Cimarron Ventanas PFC. Discussion, consideration, and possible action on EP Cimarron Ventanas PFC Resolution # **003** as Issuer on Optional Redemption of on Residential Development Senior Lien Revenue Bonds, Series 2021B (Las Ventanas and Puerta Villa at Cimarron) and to establish a redemption date, redemption price, and issue notice to Trustee in support of same.

D. HOME Reports

- 19.** Scattered Sites Update
20. Groundbreaking Recap

E. Executive (Closed) Session

- 21.** 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):

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- (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

- 22. Adjournment.

Posting Statement

This notice has been posted at the central offices of the HOME, AHE, EP RAD-2 PFC, EP Home, EP Cimarron Ventanas, and PHRC at 304 Texas Ave., El Paso, 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.

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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.