

## **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)**

**and regular or special meetings of its affiliated entities listed below**

**will be held at the Blue Flame Building,**

**304 Texas, 17<sup>th</sup> Floor, El Paso, Texas 79901**

**on Wednesday, January 19, 2022**

**Commencing at 12:00 p.m. (noon), Mountain Time**

*Affiliated entities also meeting simultaneously with HOME*

*Include the Board of Directors of the following entities:*

**Paisano Housing Redevelopment Corporation (PHRC)**

**HACEP Acquisition Corporation (HAC)**

**Affordable Housing Acquisitions (AHA)**

**EP RAD 3 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.ephome.org/business/public\\_notices/index.php](http://www.ephome.org/business/public_notices/index.php).

Attendance in Person at the Blue Flame Building, 17<sup>th</sup> Floor: 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

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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, Paisano Housing Redevelopment Corporation and Alamito Public Facilities Corporation that took place on December 15, 2021.

### 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 new contract for Temporary Employment Services RFP # HR 21-R-0025. This contract is for 12 months with four 12 month options to renew. This contract was procured through the request for proposal (RFP) process. The recommendation is as follows:

<b>Department:</b>	<b>Human Resources</b>	
<b>Award to:</b>	<b>22<sup>nd</sup> Century</b>	<b>\$200,00</b>

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	<b>Infojini</b>	<b>combined</b>
	<b>Integrated Human Capital</b>	
	<b>RedCap Staffing</b>	
	<b>Express Employment Professionals</b>	
<b>Funding Source:</b>	<b>Operations</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 utilize Region 19 contract for Temporary Employment Services # ESC 17-7266. This contract was procured by Region 19 through the request for proposal (RFP) process. The recommendation is as follows:

<b>Department:</b>	<b>Human Resources</b>	
<b>Award to:</b>	<b>Delta-T Group, Inc.</b>	<b>Combined</b>
	<b>GarCom, Inc (HUB)</b>	<b>with HR</b>
	<b>HG Arias &amp; Associates, LP (HUB)</b>	<b>21-R-0025</b>
	<b>itsQuest, Inc.</b>	<b>amount</b>
	<b>PESG of Texas, LLC</b>	
	<b>RMP Temps Incorporated (HUB)</b>	
	<b>Temporary Alternatives, Inc. dba</b>	
	<b>dmDickason Personnel Services (HUB)</b>	
	<b>The Burnett Companies Consolidated,</b>	
	<b>Inc. dba Burnett Specialists</b>	
	<b>TruTemps, Inc.</b>	
<b>Funding Source:</b>	<b>Operations</b>	
<b>Procurement Type:</b>	<b>Request for proposal</b>	
<b>Contract Term:</b>	<b>12 months</b>	

C. Request that the Contracting Officer be authorized to sign new contract for Housing Quality Standards (HQS) inspections. This contract award is for 12 months with four 12 month options to renew. This contract was procured through the request for proposal (RFP) process. The recommendation is as follows:

<b>Department:</b>	<b>HCV/Section 8</b>	
<b>Award to:</b>	<b>Quality Assurance Inspections, Inc.</b>	<b>\$55,000 estimated</b>
<b>Funding Source:</b>	<b>Operations</b>	
<b>Procurement Type:</b>	<b>Request for proposal</b>	
<b>Contract Term:</b>	<b>12 months</b>	

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- D. Request that the Contracting Officer be authorized to sign contract for Villa Alegre wall repairs. These services were procured through the request for qualifications (RFQ) process.

**Department:** Design  
**Award to:** SLI Engineering, Inc. \$67,150 estimated  
**Funding Source:** Operating budget  
**Procurement Type:** Request for qualifications  
**Contract Term:** 6 months or until project completion

- E. Request that the Contracting Officer be authorized to sign new contract for Ruben Salazar Park Memorial Apartments site lighting upgrade, RFP # OPS 21-R-0022. These services were procured through the request for proposal (RFP) process. The recommendation is as follows:

**Department:** Design  
**Award to:** Omega General & Electrical Contractors, LLC \$159,254 estimated  
**Funding Source:** Operating budget  
**Procurement Type:** Request for proposal  
**Contract Term:** 6 months or until project completion

- F. Request that the Consulting Officer be authorized to sign contract modification for construction services for Siesta Gardens Shipping Container Housing Units, RFP # OPS 21-R-0006. This change order adds services to the pre-construction agreement for this project.

**Department:** Design  
**Award to:** HB Construction \$89,040 estimated  
**Funding Source:** Operating budget  
**Procurement Type:** Contract modification #0001  
**Contract Term:** Project completion

- G. Request that the Contracting Officer be permitted to increase funds for Legal Services contract #s EX 18-C-0008A-G. These contracts were procured through the request for qualifications (RFQ) process. Amount requested is \$200,000.

**Department:** Executive  
**Award to:** Mendel Blumenfeld LLP \$200,00  
Gordon Davis Johnson Shane PC

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	<b>Hawkins Delafield Wood LLP</b>
	<b>Coats and Rose PC</b>
	<b>Fox Rotschild LLP</b>
	<b>Clark Hill Strasburger PLC</b>
	<b>Reno and Cavanaugh PLLC</b>
<b>Funding Source:</b>	<b>HACEP</b>
<b>Procurement Type:</b>	<b>Request for qualifications</b>
<b>Contract Term:</b>	<b>12 months</b>

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

7. Update on Development/Construction report.
8. Discussion, consideration and approval of HOME resolution # 042 and PHRC resolution # 207 approving in-kind sponsorship with KTSM.

**D. Regular Agenda: Action Items for Specific Residential Developments**

**9. Cedar Oak Townhomes**

- a. **PHRC and HAC:** Discussion and action to approve Paisano Housing Redevelopment Corporation resolution # 208 and HACEP Acquisition Corporation resolution # 068 approving loan by Paisano Housing Redevelopment Corporation to Cedar Oak Townhomes, Ltd. for roofing repairs.

**10. Villa Alegre Apartments**

- a. **HOME, PHRC and AHA:** Discussion and action to approve HOME resolution # 043, Paisano Housing Redevelopment Corporation (PHRC) resolution # 209, and Affordable Housing Acquisitions (AHA) resolution # 046 authorizing loan from PHRC to AHA for payment of and/or modification of early termination of City of El Paso HOME loan on Villa Alegre Apartments.

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11. **SANDOVAL TWO**

- a. **EP RAD-3 PFC:** Discussion and action on EP RAD-3 PFC resolution # 047 approving interest rate reduction and loan modification for the Sandoval Two project.

12. **ALAMITO COMMUNITY CENTER**

- a. **HOME/PHRC:** Discussion and action to approve HOME resolution # 044 and Paisano Housing Redevelopment Corporation resolution # 210 authorizing letter of credit or other security in support of application for and receipt of Community Development Block Grant (“CDBG”) funding for redevelopment of the Alamito residential project Community Center.

E. **HOME Reports**

13. Secretary’s reports.

- Update on public health and safety and business continuation measures during the coronavirus/COVID-19 pandemic.

14. Chief Financial Officer reports.

- Quarterly financial update to be provided during the February 2022 Board meeting.

F. **Executive (Closed) Session**

15. 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

Section 551.072

Consultation with attorney

Deliberations about real property

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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)

**G. Conclusion of Meeting**

16. Adjournment.

**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.

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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.