



HOME

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, 17th Floor, El Paso, Texas 79901

on Wednesday, November 17, 2021

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:

EP Cimarron Ventanas PFC

Affordable Housing Ventures, Inc.

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 (915) 224-2106, 790096522 phone conference ID: 790 096 522# 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.

Attendance in Person at the Blue Flame Building, 17th Floor: Members of the public may also attend the meetings 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)
EP Cimarron Ventanas PFC
Affordable Housing Ventures, Inc.
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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, AHE, APFC, PHRC, HOME PFC, ACME PFC that took place on October 20, 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 contract renewal for Public Relations and Communications Provider contract #s EX 18-C-0024, EX 18-C-0024B and EX 18-C-0024C. Contract term requested is one (1) year and represents the third option to extend. These contracts were procured through the request for proposal (RFP) process. The recommendation is as follows:

Department:	Executive	
Award to:	The Brand Advocates, Inc. Barracuda Public Relations Culture Span	\$100,000 combined estimate
Funding Source:	COCC	
Procurement Type:	Request for proposal	
Contract Term:	Renewal	

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

Department:	Executive	
Award to:	Winn Managed Properties	\$3,594,435 estimated
	Envolve Client Services TX	
	Group f.k.a. Ledic	
	Management Group	
Funding Source:	EP HOME	
Procurement Type:	Request for proposal	
Contract Term:	Renewal	

- C. Request that the Contracting Officer be authorized to sign contract for Real Estate Brokerage services contract # EX 19-C-0007 A-C. This is the first option renewal of four. This contract was procured through the request for proposal (RFP) process. The recommendation is as follows:

Department:	Development	
Award to:	CBRE, Inc.	\$100,000 estimated
	SVN Fortune Real Estate	
	Servin, LLC	
Funding Source:	Development	
Procurement Type:	Request for proposal	
Contract Term:	12 months	

- D. Request that the Contracting Officer be authorized to increase funding to contract for Temporary Employment services #s HR 17-C-0018 A-E. This contract was procured through the request for proposal (RFP) process. The recommendation is as follows:

Department:	Human Resources	
Award to:	HG Arias & Associates	\$100,000
	TruTemps	combined
	22nd Century	estimate
	RMP Personnel	
	Global Technologies	
Funding Source:	COCC/HCV	
Procurement Type:	Request for proposal	
Contract Term:	Additional funding	

- E. Approval of memorandum of understanding and lease agreement for mental health services and operations to be provided by Emergence Health Network for Siesta Gardens (to be renamed The Refuge).

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

- 7. Update on Development/Construction report.
- 8. Discussion and action regarding resolution # 030 authorizing award of contract for Salazar Developer services by and between Housing Opportunities Management Enterprises (“HOME”) and Franklin Companies (“Developer”).
- 9. Discussion and action regarding HOME resolution # 031 regarding resolution to approve contract for employee health insurance benefits.
- 10. Discussion and action regarding HOME resolution # 032 adopting revised Housing Choice Voucher payment standards for the one and two bedrooms by the Chief Executive Officer.
- 11. Discussion and actions regarding acquisition and financing of the Puerta Villa at Cimarron and Las Ventanas Apartments:
 - a. **HOME**. Discussion and action to approve HOME resolution # 033 Authorizing and Approving (i) a Project Consisting of Las Ventanas and Puerta Villa at Cimarron, Two Multifamily Residential Developments Located in the City of El Paso, Texas, and (ii) the Issuance, Sale and Delivery by EP Cimarron Ventanas PFC of the EP Cimarron Ventanas PFC Residential Development Senior Lien Revenue Bonds, Series 2021A (Las Ventanas and Puerta Villa at Cimarron) and EP Cimarron Ventanas PFC Residential Development Subordinate Lien Revenue Bonds, Series 2021B (Las Ventanas and Puerta Villa at Cimarron); and Containing Other Matters Relating to the Subject.
 - b. **EP Cimarron Ventanas PFC**. Discussion and action to approve EP Cimarron Ventanas PFC resolution #002 Authorizing and Approving (i) the Acquisition of Las Ventanas and Puerta Villas at Cimarron, Two Multifamily Residential Rental Developments Located in the City of El Paso, Texas, and (ii) Issuance, Sale and Delivery of the EP Cimarron Ventanas PFC Residential Development Senior Lien Revenue Bonds, Series 2021A (Las Ventanas and Puerta Villa at Cimarron) and EP Cimarron Ventanas PFC Residential Development Subordinate Lien Revenue Bonds, Series 2021B (Las Ventanas and Puerta Villa at Cimarron); Approving the Form and Substance of and the Authorizing the Execution and Delivery of Documents and Instruments Necessary to Carry Out the Acquisition, Financing, Ownership and Operation of Such Multifamily

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Residential Developments; and Containing Other Matters Relating to the Subject.

12. Discussion and action to approve resolution by Affordable Housing Ventures, Inc. # 012 on behalf of AHV Canyon Square, Inc. as general partner of Canyon Square, Ltd. for modification of the loan for Canyon Square Apartments.
13. Discussion and action to approve memorandum of understanding and/or interlocal agreement between HOME and the County of El Paso, Texas regarding the operation of HOME in the county area outside the city limits.

HOME Reports

14. Secretary's reports.
 - Update on public health and safety and business continuation measures during the coronavirus/COVID-19 pandemic.
15. Chief Financial Officer reports.
 - Statement of revenues/expenses for quarter ending September 30, 2021.

E. Executive (Closed) Session

16. 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)

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- (b) Discussion and update by legal counsel regarding real estate transactions and discussion about possible purchase of real estate (Sections 551.071 and .072)

F. Conclusion of Meeting

- 17. 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.

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.