MINUTES OF A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE CITY OF EL PASO, TEXAS
WEDNESDAY, AUGUST 27, 2014

Item # 1. Call to Order. The Chairperson called the meeting to order at 5:30 p.m.

Item # 2. Pledge of Allegiance. Recited Pledge of Allegiance.

Item # 3. Invocation/Moment of Silence. Moment of silence.

Item # 4. Establishment of a Quorum.

PRESENT: Chairperson Joe Fernandez, Presiding; Commissioners Burt Blacksher, Francisco Ortega, and Lupita Licerio. The Chairperson declared a quorum with four Commissioners present. Commissioner Kevin Quinn was absent.

ALSO PRESENT: Gerald Cichon, Chief Executive Officer; Robert Blumenfeld, HACEP Attorney; Arthur Provenghi, Corporate Attorney; Satish Bhaskar, Chief Financial Officer; William Zeigler, Chief Human Resources Officer; Daniel Cantu, Chief Information Officer; Hector Montoya, HAC General Manager; Juan Olvera, Director of Development and Capital Projects; Roman Velasquez, Director of Public Housing; Lorena Rivera, Director of HCV
Program; Gary Knudsen, IT Analyst; Frank Cota, Director of Strategic Planning; Ed Gill, Director of Construction; Shane Griffith, Public Information Officer; Liz Garcia, CFP Budget Specialist; Glo Dore, Executive Secretary to the CFO; Oscar Arriaga, Public Information Specialist; Maria Garcia, Community Services Supervisor; Judith Estrada, Compliance Manager; Marta Mena, Quality Control and Compliance Supervisor; Nadia Morales, HCV Occupancy Supervisor; Judy Morales, Customer Service Supervisor; Miguel Hernandez HCV Occupancy Supervisor; Patricia Quintanilla and Aracely Saenz, Executive Secretaries.

Item # 5. Presentation of a NAHRO Award of Merit for the Alpha Youth Leadership Academy. Shane Griffith, Public Information Officer, said that each year NAHRO issues awards to recognize innovative programs and accomplishments among housing authorities across the country. Two of our programs won award of merit. The Alpha Youth Leadership Academy is one of them. He showed some pictures of the participants and provided a summary description of the program. The goal for each of the participants is to not only finish high school, but to go to college. He introduced Maria Flores, Community Services Supervisor, to receive the award. She is also representing Dr. Hector Olvera, Research Assistant Professor at UTEP, who was unable to attend.

Maria Flores said that on behalf of Dr. Olvera, the facilitators, and the residents she would like to thank the Board for their support. She said that they appreciate the opportunity to provide a service to the public housing residents. So far they have 30 participants, but they are recruiting and hoping to have 60 by the end of the year. Thank you.
Item # 6. Presentation of a NAHRO Award of Merit for eHACEP. Mr. Griffith said that the second award is for eHACEP. He said that eHACEP is a collection of technologies to create, capture, index, distribute, review, maintain, store, retrieve, and dispose of resident and client information relating to all public housing and housing choice program business processes. eHACEP eliminated duplicate processes across both programs, consolidated the scheduling of multiple types of appointments to a single master scheduler and converted 6 million paper tenants’ files into searchable electronic files. The results of eHACEP include significant cost savings, simplified processes, and enhanced customer service. Mr. Griffith showed some pictures of our offices before and after eHACEP. To receive the award, Mr. Griffith introduced Gary Knudsen, IT Business Analyst; Judith Estrada, Program Integrity Manager; Antonio Hernandez, Senior Architect with Miratek; Pablo Dominguez, Senior Systems Developer with Miratek; Lorena Rivera, Director of HCV Program; Roman Velasquez, Director of Public Housing Program; Nadia Morales, Miguel Hernandez, Judy Morales, Marta Mena, and Tom Reveles, HCV Supervisors who were instrumental in the development of the program.

Mr. Cichon added that we were contacted by National NAHRO and eHACEP is going to receive the National Award of Excellence during the National Conference in Baltimore. This is our second award of excellence, which are very limited. The first that we received under this administration was for the Paisano Green Community; this is our second one. He said that right now we have about fifteen housing authorities that are coming to see the computer evolution that we have gone through. He congratulated the team on the National NAHRO Award of Excellence.
**Item # 7. Resident Association Presidents to be Heard.** None.

**Item # 8. Citizens to be Heard.** None.

**Item # 9. Approval of Minutes of a Special Board Meeting That Took Place on July 15, 2014.** Commissioner Blacksher made a motion to approve item # 9. It was seconded by Commissioner Ortega. Motion carried unanimously.

Commissioner Ortega made a motion to go into recess. It was seconded by Commissioner Licerio. The Board went into recess at 5:45 p.m.

Commissioner Ortega made a motion to come out of recess. It was seconded by Commissioner Licerio. The Board reconvened at 6:18 p.m.

**Consent Agenda:**

**Item # 10. Purchasing and Construction Contract and Purchase Order Awards:**

A. Request that the Contracting Officer be Authorized to Sign Contract Modification for Front Loader and Roll-Off Waste Collection Services Contract # OPS 14-C-0013. This is for a One Year Extension. This Contract was Procured Through an Invitation for Bid (IFB) Process. The Recommendation is as follows:

<table>
<thead>
<tr>
<th>Department:</th>
<th>Public Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Award to:</td>
<td>El Paso Disposal LLP</td>
</tr>
<tr>
<td></td>
<td>$401,183.52 est.</td>
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</tbody>
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B. Request That the Contracting Officer be Authorized to Sign Contract Modification for Child Care Management Services Contract # OPS 14-C-0014. This is for a One Year Extension. This Contract was Procured Through a Request for Proposal (RFP) Process. The Recommendation is as Follows:

Department: Public Housing  
Award to: YWCA  
Funding Source: Operations  
Procurement Type: Request for Proposal (RFP)  
Contract Term: First Year Renewal  
$240,000 est.

C. Request That the Contracting Officer be Authorized to Sign Recommendation for Contract Award for Banking Services Solicitation # FS 14-R-0014. This is a One Year Contract With Four One-Year Extensions. This Contract was Procured Through a Request for Proposal (RFP) Process. The Recommendation is as Follows:

Department: Finance  
Award to: JP Morgan Chase Bank, NA  
Funding Source: Various  
Procurement Type: Request for Proposal (RFP)  
Contract Term: New  
$126,000 est.

D. Request That the Contracting Officer be Authorized to Sign Recommendation for Contract Award for Financial Consultant Services for Rental Assistance Demonstration (RAD) Program Solicitation # EX 14-R-0015. This Contract was
Procured Through a Request for Proposal (RFP) Process. The Recommendation is as Follows:

**Department:** Finance  
**Award to:** EJP Consulting Inc.  
Deval, LLC  

**Funding Source:** RAD/Project Financing  
**Procurement Type:** Request for Proposal (RFP)  
**Contract Term:** New  

**Award to:** EJP Consulting Inc.  
Deval, LLC  

$60,000 combined

E. Request That the Contracting Officer be Authorized to Sign Recommendation for Contract Award for Internet Private Network MPLS Cooperative Contract DIR-TEX-AN-NG-CTSA-005. Contract Term: Upon Completion. This Contract Was Procured Through a Cooperative Purchasing Contract. The Recommendation is as Follows:

**Department:** Information Technology  
**Award to:** AT&T  

$318,678.08 est.

**Funding Source:** Various  
**Procurement Type:** Cooperative Purchasing Contract  
**Contract Term:** New

F. Request That the Contracting Officer be Authorized to Sign Recommendation for Purchase Order Award for Custom Design of Star Recognition Program Application General Services Administration (GSA) Contract # GS-35-F-0565K. This Contract Was Procured Through a Cooperative Purchasing Contract. The Recommendation is as Follows:
Mr. Cichon reviewed the proposed items under the consent agenda. He offered to answer any questions.

Commissioner Ortega made a motion to approve consent agenda items # 10 A-F. It was seconded by Commissioner Licerio. Motion carried unanimously.

**Regular Agenda:**

**Item # 11. Discussion and Action Regarding Resolution Approving Revisions to the Housing Choice Voucher Administrative Plan.** Lorena Rivera, Director of the Housing Choice Voucher Program, said that we have some recommendations for changes to the Administrative Plan. The reasons for these proposed changes are either because of HUD published notices, for clarification purposes, or management recommendations. One of the main areas that we have to make changes to is due to Public Notice 6-14 that was recently published by HUD. In this notice, HUD is changing the definition of extremely low income families and we must change said definition within every section of our Administrative Plan. Public Notice 6-14 also requires that we change the established utility allowance schedule. Currently, we use the actual bedroom size to determine the utility allowance; the notice is mandating to use the
lower of the actual unit size or the voucher unit size. This notice is also stipulating that housing authorities are now allowed to conduct biennial inspections. Ms. Rivera said that in the past we have had experiences when families move and go to the post office to provide a change of address thinking that their mail will be forwarded; unfortunately, that has a time limit. We are proposing a clarification for families to understand that they need to report their new address to us and that if their notice is returned by the post office the applicant will be removed from the waiting list without further notice. Ms. Rivera said that we are requesting the Board’s approval to implement the changes. She offered to answer any questions.

Commissioner Ortega made a motion to approve Resolution No. 1963 under item # 11. It was seconded by Commissioner Blacksher. Motion carried unanimously.

**Item # 12. Discussion and Action Regarding Resolution Approving the Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year Ending June 30, 2014.** Ms. Rivera said that SEMAP stands for Section 8 Management Assessment Program, which is a tool used by HUD to measure our performance in key areas to ensure program integrity and accountability. It also provides procedures to identify management capabilities and deficiencies and to monitor those deficiencies more effectively. HUD conducts reviews by visiting housing authorities, but they also rely on data submitted to the Public and Indian Housing Information Center (PIC), as well as SEMAP certification and profile. The implementation starts at the beginning of the fiscal year, which in our case starts on July 1 ending on June 30. Every housing authority must submit a self-certification within 60 calendar days of the end of the fiscal year. Late certification triggers an automatic “troubled” rating. If a
housing authority rates between 90 – 100% it is considered a high performer; 61 – 89% standard performer; and 60% or less troubled performer. Ms. Rivera said that this year we are self-certifying a total of 120 points or 84%. She said that indicators 3, 10, and 13 are the areas that we had issues with this year. Indicator # 3 is the determination of adjusted income. It is our responsibility to correctly determine the annual income and utility allowance for the families. We measure this indicator by doing a monthly sample review of files. The sample revealed that only 69% of the files met the criteria and based on the rating scale we did not received any points for this indicator. Ms. Rivera said that there were several contributing factors as to why we could not meet this particular indicator. Sequestration of federal funds hurt the department. Originally, we had budgeted ourselves at 70% and at the end of the year HUD increased it to 75%, but we had tightened ourselves so much that we were under staff because six employees left during the year and their positions were not filled until November creating an increased workload to the remaining of the staff, which resulted in errors. By the time the vacancies were filled it was too far into the year and we were not able to catch up and meet the requirements. The corrective plan for this particular indicator includes staff training on key areas that have been identified. We are going to have them certified by an agency that will be contracted to perform a full training. We have updated procedures and training will be provided to make sure that we have control of those areas. We have also identified individual goals for the staff to help them get to the level of performance that we need them to be at. This performance will be measured every single month and will be monitored and provided to upper management. We finalized the implementation of the landlord portal and we are about to implement our tenant portal, which will facilitate the processing of the cases. Indicator # 10, which is correct tenant rent calculations, is related to # 3. We automatically deduct those points, but, usually, HUD will
give us those points because this data for this indicator is gathered from the information that we send to HUD and they have no way of knowing if this calculation is correct or not, but if we know that the family income was not properly calculated then the rent has to be incorrect. Indicator # 13, which is the lease-up indicator this particular indicator is measured in two ways. It takes into account the number of units leased vs. the number of units awarded or the HAP amount expended vs. the amount awarded. Ms. Rivera showed a slide with the metrics. If we go by units our rating would be 91%, but if we go by the amount spend then we are at 96%; we will go with the higher number awarding us 15 points. One of the contributing factors for not receiving the 20 points in this indicator was sequestration. As a cost savings measure, we were instructed by HUD to stop leasing; this happened in April 2013. We also changed the subsidy standards effective May 2013. In September, when HUD notified us that we could start leasing we took the necessary steps and started leasing in January 2014. Another critical factor is that HUD changed the leasing indicator to calendar year vs. fiscal year in the middle of the year making it very difficult to meet the indicator. Ms. Rivera offered to answer any questions.

Mr. Cichon said that he needed to give credit to Ms. Rivera and her team because it is hard to understand how hard the Section 8 job really is. It takes about two years to train a technician to be really competent. One of the things that we are working with eHACEP is to have some form of computerization to assist them. With sequestration we were not replacing staff because of the cost. We were already carrying employees off the unrestricted assets of the Housing Authority based on the fact that there were not enough administrative fees to support the staff necessary to lease-up these many vouchers. We believe that we are going to end up with 89 points, which is one point short of being a high performer. The challenging thing is that because it is now
calendar year we only have four months to address some of these issues in a very short time. Ms. Rivera has promised that we are going to do everything that we can to try to achieve high performer status, but we know that most likely next year we are going to be exactly at the same point. We also believe that we will be back on top the year after that. Not being high performer hurts because to us is pride. We want to let you know that this was not just failings on our part, there were rationalizations for this and my hats off to the staff for what they have been able to do; it has been tough.

Commissioner Ortega asked if the six staff members that left have been replaced.

Ms. Rivera said that only some of them; we are still trying to fill those positions.

Commissioner Blacksher made a motion to approve Resolution No. 1964 under item # 12. It was seconded by Commissioner Licerio. Motion carried unanimously.

**Item # 13. Discussion and Action Regarding Resolution Approving Amendments to the Annual and Five Year Plans for Fiscal Years 2010, 2011, and for New Flat Rents for Public Housing Units.** Chairman Fernandez pointed out that we are going to postpone the approval of the new flat rents for public housing units until next month.

Juan Olvera, Director of Development and Capital Fund Programs, said that the RAD conversion and the demolition of public housing properties are considered a substantial deviation to the PHA Plans, therefore we are required to submit an amendment to HUD. We submitted four
applications for 9% tax credits, three applications were submitted under the at-risk set-aside and one under the regional competitive pool. The set-aside applications were for Krupp, Westfall/Baines, and Tays; the competitive was for Sherman. Mr. Olvera said that an “at-risk development” is defined as one that is owned by a public housing authority and receives assistance under Section 9, USHA of 1937, or received assistance under the same act and are proposed to be disposed of or demolished by a public housing authority. An “at-risk development” is eligible for LIHTC set aside if a portion of the units of the development are reserved for public housing as specified in the QAP. TDHCA requested from the Attorney General an interpretation on RAD to define if public housing authorities converting to RAD could apply under the at-risk set-aside. The ruling from the Attorney General was very vague and left it out to TDHCA. TDHCA came back and said that RAD did not meet the Texas Government Code. Therefore, in order to qualify under the at-risk set-aside we have to keep 25% of the units as public housing and those units need to be supported by public housing operating subsidy. Due to this, the applications were restructured and now we have 24 public housing units at Krupp with 72 RAD units; 37 public housing units at Westfall/Baines with 111 RAD units; and 54 public housing units at Tays with 144 RAD units. Because of this, we need to amend the plan to include the demolition of these properties. HUD requires approval from the Board in order to process demolition applications. Mr. Olvera said that, as of today, we have been successful in receiving award for two of our LIHTC applications, one for Krupp and one for Tays, but we want to go ahead and start the process for all of them.
Mr. Cichon said that we were exempt under RAD and then TDHCA forced us to keep 25% as public housing, which forced us back into the HUD regulatory processes in order to do this type of conversion. That is the reason we need to modify the plan.

Commissioner Ortega asked if the 25% requirement is a new law.

Mr. Cichon said that public housing authorities could not compete on the set-aside at all. Then we were able to change the law allowing public housing agencies to be on the set-aside based on RAD, but they have that 25% component. In talking to HUD, they are saying to go forward with this and they will work with us to help us on the state law issue because it has taken us away from being a full-conversion housing authority.

Commissioner Ortega made a motion to approve Resolution No. 1962 under item # 13 with the exception of the new flat rents for public housing units. It was seconded by Commissioner Blacksher. Motion carried unanimously.

**Item # 14. Discussion and Action Regarding Resolution Authorizing the Chief Executive Officer to Submit Application to the Department of Housing and Urban Development Requesting Approval to Demolish Ninety Six Units at Haymon Krupp Memorial Apartments.** Commissioner Ortega made a motion to approve Resolution No. 1965 under item # 14. It was seconded by Commissioner Blacksher. Motion carried unanimously.
Item # 15. Discussion and Action Regarding Resolution Authorizing the Chief Executive Officer to Submit Application to the Department of Housing and Urban Development Requesting Approval to Demolish Eighty One Units at Tays Apartments. Commissioner Blacksher made a motion to approve Resolution No. 1966 under item # 15. It was seconded by Commissioner Ortega. Motion carried unanimously.

Item # 16. Discussion and Action Regarding Resolution Authorizing the Chief Executive Officer to Submit Application to the Department of Housing and Urban Development Requesting Approval to Demolish One Hundred and Forty Eight Units at Westfall/Baines Apartments. Commissioner Licerio made a motion to approve Resolution No. 1967 under item # 16. It was seconded by Commissioner Ortega. Motion carried unanimously.

Item # 17. Discussion and Action Regarding Resolution Authorizing the Chief Executive Officer to Submit Application to the Department of Housing and Urban Development Requesting Approval to Demolish One Hundred and Forty Four Units at Sherman Plaza Apartments. Commissioner Licerio made a motion to approve Resolution No. 1968 under item # 17. It was seconded by Commissioner Ortega. Motion carried unanimously.

Item # 18. Discussion and Action Regarding Resolution for Writing Off Bad Debt Accounts From Tenants Accounts Receivable for Vacated Tenants for Quarter Ending March 31, 2014. Satish Bhaskar, Chief Financial Officer, requested approval of Resolution No. 1960 for the write off of accounts receivable from residents for quarter ending March 31, 2014. He said that we are requesting the write off of $24 thousand out of 6,000 units for the public
housing component, which is the lowest number we have had so far. In reference to non-public housing units, the bigger amount is for Siesta Gardens, which is a program we had not written off in the past. This is a small program that we have under Section 8 and these tenants cannot be easily moved out because we have to work in conjunction with the agencies that are involved in the program, but this is in an effort to clean up all the numbers that we had had there for years. He said that the details are included in the binder. Mr. Bhaskar offered to answer any questions.

Commissioner Blacksher made a motion to approve Resolution No. 1960 under item # 18. It was seconded by Commissioner Ortega. Motion carried unanimously.

**Item # 19. Discussion and Action Regarding Resolution Setting the Date and Time for the September 2014 Regular Board of Commissioners Meeting.** Commissioner Blacksher made a motion to approve Resolution No. 1961 under item # 19 setting the September 2014 regular Board meeting on Wednesday, September 17, 2014 at 5:30 p.m. It was seconded by Commissioner Licerio. Motion carried unanimously.


**Item # 21. Secretary’s Report.**

- **RAD Update.** Mr. Cichon said that as we are moving on this schedule there are a lot of physical needs that needed to be looked at including asbestos testing. The
asbestos abatement survey will be available in about four weeks. In looking at this, we realized that we can’t finalize it by November with a potential loss of the increase in operating subsidy going back to pre-sequestration. We are losing an increase by going back in time to get that type of operating subsidy, but in our evaluation it is actually much smaller than what we believed. He said that we will be actually saving by doing this type of evaluation. Based on this we have had conversations with HUD, we now have weekly meetings with the Special Assistant to the Secretary who is in charge of the RAD Program and we have discussed the possibility of delaying our obligatory contract by 60 days; they have agreed that it makes sense and are willing to create that waiver for us. HUD has realized the magnitude of what we are doing and they have committed personalized resources to us. We are receiving help from a developer by the name of Kathleen Foster who has done many RAD closing. She has an MBA from Harvard, she has been involved in public housing for years, she has run capital divisions within large banks, and she has been added to our team to help us as we move down this road. He said that the Hunt team is present in case they have any questions.

- **Cielo Vista Apartments Acquisition Update.** Mr. Cichon said that we attempted to enter into some form of dialog to determine the price target, but we were unsuccessful. We have not entered into anything, no money has been expended and unless we have the right price we are not going to go into it at all.

- **National NAHRO Award of Excellence.** Item was previously discussed.
Chief Financial Officer Reports.

- **Statement of Revenues/Expenses for June 2014.** Mr. Bhaskar reviewed the financial reports and offered to answer any questions.

- **Statement of Changes in Net Assets for June 2014.** No discussion.

**HACEP News Articles/Events.** Shane Griffith, Public Information Officer, said that the artwork from our Art Competition is still at City Hall and will stay there until further notice. On June 21, 2014, we had a community service project by HOBY. Approximately 70 youth from West Texas spend the morning cleaning the grounds of the Tays, Salazar, and Kennedy communities; they picked up over 100 bags of trash and debris. Mr. Griffith said that aside from the award of excellence for eHACEP, we will be receiving from NAHRO an award of merit for the Alpha Youth Leadership Academy. We were also recognized by the SW Chapter of NAHRO for Best Other Agency Publication for the 75th Anniversary Video entitled, “Honoring Our Past. Building an Even Better Future.” We also received an honorable mention for the 2012 annual report. The Public Relations Association of the Southwest recognized us with an honorable mention for best special event for the 75th Anniversary Gala as well as for our 2012 annual report. We also received four LEED Platinum certificates for the Paisano Green Community from the US Green Building Council. On July 1, we had an employee gathering to celebrate the USA v. Belgium World Cup game. United Blood Services conducts a quarterly blood drive at HACEP. On July 23, 15 employees donated 21 units of blood, which surpass our 18 unit goal. On July 16, we had the back to school supply drive for the benefit of our Section 8 children. Local lending institutions and real estate professionals donated $6,300 to purchase
300 backpacks filled with school supplies. The event was covered by KVIA, KFOX, KTSM, KDBC, Univision, and *El Paso Times*. On July 25, we had our bi-annual Town Hall meeting at UTEP to recognize our employees for their service and inform them of where we are going. We have been conducting RAD Communication meetings during the last couple of months to continue to provide RAD information to various stakeholders and residents. In terms of RAD news, on July 28, *El Paso Inc.* included an announcement about the contract opportunity for moving services. On August 4 and 5, KFOX, *El Diario de El Paso*, and Telemundo covered our success at TDHCA to secure 9% funds for Tays and Krupp. On August 24, *El Paso Inc.*, featured an article on the two 9% tax credit acquisitions and the RAD contract opportunity for moving services with mentions of the eHACEP award of excellence and the open house for industry peers scheduled on September 18. We also received coverage from KVIA, KFOX, and Telemundo on a proposed smoke free policy, which the Board has yet to approve, but there has been a lot of work as a follow-up to the smoke free survey that was conducted by UTEP where 80% of respondents said they do not want smoke in their units. On August 2, the Kennedy Community organized their annual back to school health fair and school supply drive. It was attended by approximately 1,000 people and 500 backpacks were given away with health screenings, food, and entertainment. The event was covered by KVIA, *El Diario de El Paso*, and EXA 98.3FM. On August 13, KINT Univision 26 ran a lead story about a new resident of Tays who felt that her unit was not in proper “make ready” condition for her and her children. The unit was safe for habitation, but property management decided to make some internal cosmetic improvements including replacing the registers, the slip resistant covering on the stairs, and installing a new refrigerator. On August 14, HACEP, HUNT, and IBI celebrated the grand opening of Eastside Crossings. City Representative Michiel Noe, Commissioner Elect for
Precinct 2 David Stout, Ivan Mejorado from Congressman O’Rourke’s office, Commissioners Licerio, Fernandez, and Blacksher, residents, and HACEP employees attended the event. In his opinion, the event helped moved the needle of the perception of affordable housing in El Paso. Mr. Griffith said that on September 18, we will be hosting an open house with industry peers to share our innovative solutions regarding eHACEP, online software solutions, and the Paisano Green Community. Twelve PHAs, the City of Sunland Park, and 37 individuals confirmed their attendance. On September 26, we will be having our annual HACEP Rally for Education to encourage staff to take advantage of the Tuition Reimbursement Policy. NAHRO National Conference in Baltimore will be October 16 – 18.

Commissioner Ortega made a motion to go into recess. It was seconded by Commissioner Blacksher. Motion carried unanimously. The Board went into recess at 7:20 p.m.

Commissioner Ortega made a motion to come out of recess. It was seconded by Commissioner Licerio. Motion carried unanimously. The Board reconvened at 7:33 p.m.

**Item # 22. The Board of Commissioners May Retire Into Executive Session at Any Time**

**Upon the Motion of Any Commissioner Pursuant to the Texas Government Code, Section 551.071-551.076 to Discuss Any of the Following:**

- **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 matter.

Section 551.076 Deliberations about security devices.

Discussion on the Following:

(a) Discussion and Update by Legal Counsel on Pending Litigation Matters. (Section 551.071)

(b) Discussion Regarding Gilbert Sifuentes et al v. Housing Authority of the City of El Paso, Texas. Cause No. 2010-4168 (Section 551.071)

Commissioner Blacksher made a motion to go into executive session. It was seconded by Commissioner Licerio. Motion carried unanimously. The Board went into executive session at 7:35 p.m.

Commissioner Licerio made a motion to come out of executive session. It was seconded by Commissioner Blacksher. Motion carried unanimously. The Board reconvened at 8:12 p.m.


Commissioner Blacksher made a motion to accept the recommendation from our insurance company and legal counsel to settle the Gilbert Sifuentes matter. It was seconded by Commissioner Licerio. Motion carried unanimously.
Item # 20. Adjournment.

There being no further business to be discussed before the Board, Commissioner Licerio made a motion to adjourn. It was seconded by Commissioner Blacksher. Motion carried unanimously.

The meeting was adjourned at 8:13 p.m.

ATTEST:

____________________________________  ____________________________
Gerald Cichon                      Joe Fernandez