



Lupe Torres
President, Precinct 2

Ken Lowe
Vice Chairman, Precinct 4

Harold Oliver
Commissioner, County Judge

Melissa Cabello-Havrdá
Commissioner, Precinct 1

Kirk W. Francis
Commissioner, Precinct 3

Neldys Ortiz
Executive Director

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May 13, 2026

Annual Meeting of the Board of Commissioners of the Housing Authority of Bexar County
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The Board of Commissioners will convene an in-person public meeting pursuant to the Texas Open Meetings Act. Pursuant to Texas Government Code §551.127, one or more Commissioners of the Housing Authority of Bexar County may attend this public meeting remotely by means of a two-way video conference call via live video and audio feed that is clearly visible and audible to each other Commissioner and to members of the public in attendance at the meeting location listed below.

Date of Public Meeting: Tuesday, May 19, 2026, at 4:30 p.m., HABC followed by BMDC.

Time of Public Meeting: 4:30 p.m.

Physical Location of Public Meeting: 1954 E. Houston St. Suite 104, San Antonio, Texas 78202

Zoom Credentials:

<https://us02web.zoom.us/j/87598466788?pwd=hEeCT3OnR11s9ByHb28Rr48Rt0QyI.1>

Telephonic Dial-In: United States: +1 346 248 7799

Meeting ID: 875 9846 6788

Passcode: 371671

New to Zoom? Get the app now and be ready when your first meeting starts: <https://zoom.us/download>

AGENDA

1. Call to Order
2. Citizen Comment



UG-98-2026-31405

Upon recognition of the Presiding Officer, a citizen may address the Board of Commissioners on any topic not to exceed three minutes. The Board of Commissioners may not discuss the topic or respond to the speaker. The Presiding Officer may refer any matter or issue raised to the Executive Director.

ANNOUNCEMENTS

CONSENT AGENDA

The Board of Commissioners may act on all items on the Consent Agenda by one vote without individual consideration, unless requested by a Commissioner, in which event the item or items will immediately be withdrawn for individual consideration in the normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one motion and vote of the Board of Commissioners.

3. Discussion and possible action regarding the minutes of the Workshop Board meeting held on April 9, 2026.
4. Discussion and possible action regarding the minutes of the Board meeting held on May 5, 2026.

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TDD #711



5. Discussion and possible action regarding the approval of the 2026 Audit Engagement Letter with Garza Gonzalez & Associates, and authorizing the Executive Director to execute the appropriate signatures.
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6. Discussion and possible action regarding the selection of an Independent Contractor to conduct PBV inspections for HABC-owned properties, and authorization for the Executive Director to execute all necessary agreements, contracts, and related documents.
7. Discussion and possible action regarding Resolution No. 2026-007 authorizing the Executive Director to execute all necessary procedures and take all required actions to establish an HABC/BMDC investment account through TreasuryDirect.

INDIVIDUAL ITEMS FOR CONSIDERATION

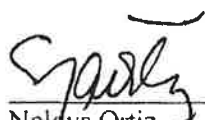
8. Discussion of the Executive Director / Secretary Report.
9. Discussion and possible action regarding Financial Reports for the month of April 2026.
10. Discussion and possible action regarding the insurance quotes presented by Housing Insurance Services Inc (HAI).
11. Discussion and possible action regarding changes in HABC Personnel Policy, Chapter 1: Organizational Structure and Expectations, Policy 1.22 Use of Company Credit Card.
12. Discussion and possible action regarding changes in HABC Personnel Policy, Chapter 4: Benefits, Policy 4.03 Retirement.
13. Discussion and possible action regarding Public Hearing and Resolution No. 2026-008 Authorizing (I) the Bexar Management and Development Corporation Multifamily Housing Revenue Bonds (Cactus Trails Apartments), Series 2026; (II) Bexar Management and Development Corporation to Approve a Resolution Authorizing the Bonds; (III) Bexar Management and Development Corporation to Approve a Resolution Authorizing Its Participation in the Cactus Trails Apartments Transaction; and (IV) other matters in Connection Therewith.
14. Consultation with Attorneys regarding current legal active cases and legal issues as permitted by Texas Government Code §551.071; discussion and possible action in open session, if any.
15. Discussion and possible action regarding personnel.
16. Chairman's Report.
17. Adjournment

THE BOARD RESERVES THE RIGHT TO CONVENE IN EXECUTIVE MEETING TO DELIBERATE ANY MATTER PERMITTED UNDER CHAPTER §§551.001, *et. seq.* OF THE TEXAS GOVERNMENT CODE IN CONNECTION WITH ANY OPEN MEETING ITEM LISTED ABOVE. UPON COMPLETION OF EXECUTIVE SESSION, THE BOARD OF COMMISSIONERS MAY, IN OPEN SESSION, TAKE SUCH ACTION AS APPROPRIATE ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION.

DISABILITY ACCESS STATEMENT

This regular meeting is being held in person at the location listed above and may be attended remotely by the public via Zoom as provided in this notice. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting. You may call #711 for TDD assistance.

FILE INFORMATION



Nelcys Ortiz
Executive Director

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