



## **TEJANO CENTER FOR COMMUNITY CONCERNS, INC.**

### **Raul Yzaguirre Schools for Success**

Tejano Center for Community Concerns, 2950 Broadway St., Houston, TX 77017  
Phone: 713-640-3700 FAX: 713-644-6232 [www.tejanocenter.org](http://www.tejanocenter.org)

*“The mission of the Tejano Center for Community Concerns is to develop education, social, health, and community institutions that empower families to transform their lives.”*

### **PUBLIC NOTICE**

#### **Meeting Agenda for Tuesday, December 19, 2023**

Notice is hereby given that the Board of Directors of Tejano Center for Community Concerns, Inc., (Tejano Center) will hold its regular meeting on Tuesday, December 19, 2023, 12:00 PM. This meeting is open to the public, and community input is welcomed during the time designated for public comment. It is the intent of the Tejano Center to have, and the meeting will have, a quorum and presiding officer. If a member of the public can provide testimony or otherwise wishes to participate in the meeting when public input is permitted, but lacks the necessary technology, such will be provided at 2255 N. Coria Brownsville, TX 78520. The board will consider, discuss, and adopt such orders, resolutions, and/or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters outlined in this agenda.

#### **Meeting Call-In Information**

This meeting will be conducted in person; however, a Zoom link to the meeting is made available for those unable to attend, please contact [Jessica.Villarreal@tejanocenter.org](mailto:Jessica.Villarreal@tejanocenter.org) one day prior to the meeting.

**Tuesday, December 19, 2023 at 12:00 PM – Board Meeting**

1. **CALL TO ORDER** (2 minutes)

2. **PRAYER** (3 minutes)
3. **PLEDGE OF ALLEGIANCE/TEXAS PLEDGE** (2 minutes)
4. **ROLL CALL** (3 minutes)
5. **PUBLIC COMMENT** (7-10 minutes) Any individual wishing to address the Board of Directors of Tejano Center for Community Concerns must sign in with Jessica Villarreal, Board Services, by emailing a request to speak, at least 72-hours prior to scheduled meeting. The request must include the name of speaker, telephone, number and email address of the speaker, and the topic of the intended comments, to Jessica.villarreal@tejanocenter.org. Those doing so will be allowed to address the board for a maximum of three minutes. Individuals will address the board in the order that they have signed in. Alternatively, the individual may email comments to the above email address.

6. **ACTION ITEMS**

6.a. **APPROVAL OF SEPTEMBER 2023 AND OCTOBER 2023 UNAUDITED FINANCIALS FOR RAUL YZAGUIRRE SCHOOLS FOR SUCCESS AND TEJANO CENTER FOR COMMUNITY CONCERNS\_NON-SCHOOL**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer; Dr. Jesus Amezcua, HCDE Consultant

The Raul Yzaguirre Schools for Success 2022-2023 General Fund and Child Nutrition Fund activity as of September 2023 and October 2023. The TCCC- Non School Activity as of September 30, 2023, and October 31, 2023, is presented.

6.b. **APPROVAL OF BUDGET AMENDMENT #8 IN THE AMOUNT OF \$1,500,000 FOR HOUSTON CHARTER SEED FUND; THIS IS NEW FUNDING RECEIVED**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer; Dr. Jesus Amezcua, HCDE Consultant

The Houston Charter Seed Fund is funded by the Houston Endowment and the Brown Foundation. Funds are administered by the Greater Houston Community Foundation.

Tejano Center/Raul Yzaguirre Schools (RYSS) for Success received \$1,500,000 from the Houston Charter Seed Fund and the budget is being created for the fund to support RYSS expansion.

6.c. **APPROVAL OF PAYMENT FOR 2022-2023 PRINCIPAL STATE ACCOUNTABILITY RATINGS PERFORMANCE PAY USING PRELIMINARY STATE DATA**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Justin Fuentes, Chief Schools Officer; Dr. Lauren Petrea Deputy Chief of Talent and Culture  
At the June 10, 2023, Board of Education Meeting, the Board approved the 2022-2023 Principal State Accountability Ratings Performance Pay system. It is our belief that school leaders should be recognized for their outstanding efforts on behalf of the students of the Raul Yzaguirre Schools for Success (RYSS).

The approved performance pay system provides the following monetary compensation to eligible principals of each of the RYSS campuses for accomplishment in the State Accountability rating system as follows:

Principals whose campus earns an overall rating of A = \$10,000.00  
Principals whose campus earns an overall rating of B = \$5,000.00

The 2023 accountability ratings were to be released for the first time under a "Refreshed" A-F State Accountability System. The state has not released the official 2023 ratings due to pending litigation. RYSS is requesting permission from the Board to pay out the 2022-2023 principal performance pay using preliminary data provided by the state as it is unknown when or if the state will release official 2023 accountability ratings. Preliminary data indicates that RYSS will have one A-rated and two B-rated campuses for a total payout of \$20,000.

6.d. **APPROVAL OF 2023-2024 STAAR/EOC TEACHER PERFORMANCE STIPENDS**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Justin Fuentes, Chief Schools Officer, Dr. Lauren Petrea Deputy Chief of Talent and Culture  
As part of our efforts to attract and retain highly effective teachers and recognize exceptional academic performance, the district is requesting approval of the 2023-2024 State of Texas Assessments of Academic Readiness and End-of-Course (STAAR/EOC) Teacher Performance Stipends. As in previous years, the performance stipends have both eligibility and performance criteria as detailed in the attachment to this board item.

Last year, in 2022-2023, twenty-four teachers across the district qualified for performance stipends in amounts that ranged from \$400.00 to \$2,900.00 for a total payout of \$35,600. This is up from 2021–2022 totals of twenty teachers receiving stipends for a total payout of \$27,900.

Teachers in STAAR/EOC-tested grades and subjects who were employed in a teaching position at RYSS as of the start of the 2023-2024 spring semester and continued through to the end of the academic year, are in good standing, and return in an instructional position for the 2024-2025 school year are eligible. The performance stipend is based on both showing growth from the prior year and achieving the state and local target at the Meets Grade Level standard. Additional money is included in the stipend if the percent of a teacher's students exceeds the state's percent of students at the Meets Grade Level standard for their specific grade and subject.

The maximum payout per grade and subject varies by academic level and teaching setting as follows:

- Elementary Self-Contained: \$1,200 per STAAR-tested subject
- Elementary Departmentalized: \$1,300 per STAAR-tested subject
- Middle School: \$1,400 per STAAR-tested subject
- High School: \$1,500 per STAAR-tested subject

6.e. **APPROVAL OF CDW CONTRACT THROUGH THE CHOICE PARTNERS COOPERATIVE IN THE AMOUNT OF \$92,820 FOR THE PURCHASE OF 221 LAPTOPS FROM THE TECHNOLOGY LENDING GRANT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Justin Fuentes, Chief Schools Officer, Antonio Zambrano, Chief Financial & Operations Officer

The Raul Yzaguirre Schools for Success Charter district was awarded the Learning Acceleration Support Opportunity (LASO) Technology Lending Grant. The intent of this grant is to provide students with the equipment necessary to access and use digital instructional materials at school and at home. The equipment purchased through this grant for a local technology lending program becomes the property of the RYSS school district. As an awardee, RYSS is required to account for the technology equipment purchased with grant funds in accordance with the district policy, including ensuring equipment where insurance is typically provided for such technology equipment.

After consultation with campus stakeholders, it has been determined that the funding will be used to invest \$92,820 dollars in laptop with CDW.

6.f. **APPROVAL OF CONTRACT WITH LONGHORN BUS SALES, LLC FOR THE PURCHASE OF A NEW SCHOOL BUS FOR BRYSS ACADEMY IN THE AMOUNT OF \$148,730**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Justin Fuentes, Chief Schools Officer, Antonio Zambrano, Chief Financial & Operations Officer  
Purchase of a new school bus for BRYSS Academy. One of the buses is in disrepair after being repaired several times.

6.g. **APPROVAL OF ACCEPTANCE OF A \$40,000 GRANT FROM CAPITAL ONE FOR GENERAL SUPPORT OF THE HOUSING COUNSELING PROGRAM**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Graci Garces, Chief Strategy & External Affairs

Tejano Center submitted a grant application and was granted funds from Capital One for operations of the Housing Program and, more specifically, for the housing counseling component.

The organization offers individual counseling and Homebuyer Education Seminars to low and moderate income families residing in Houston's Greater East End and eastern Harris County, with a goal to empower families with skills and knowledge that will enhance their ability to become successful homeowners to obtain, maintain and sustain homeownership.

6.h. **APPROVAL OF ACCEPTANCE OF A \$20,675 GRANT FROM UNIDOSUS FOR THE MEDICAID UNWINDING PROJECT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Graci Garces, Chief Strategy & External Affairs Officer

UnidosUS will provide funding so that Tejano Center for Community Concerns can help Latino families who are seeking assistance retaining or restoring health coverage that is threatened or lost due to the unwinding of Medicaid's COVID-related continuous coverage requirements.

6.i. **APPROVAL OF A DIRECT SUBSIDY NOT TO EXCEED AN AMOUNT OF \$850,000 FROM FEDERAL HOME LOAN BANK OF TEXAS IN SUPPORT OF SUNRISE LOFTS**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools

See attached Affordable Housing Program Agreement for Rental Project.

6.j. **APPROVAL OF CONTRACT WITH HARRIS COUNTY DEPARTMENT OF EDUCATION TO PROVIDE SERVICES FOR ONE STUDENT IN THE PERIOD OF DECEMBER 7, 2023, THROUGH JUNE 3, 2024, IN THE AMOUNT OF \$11,970**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Justin Fuentes, Chief School Officer

HCDE agrees to provide services for one eligible student requiring a discipline alternative education placement who is a resident of TCCC.

HCDE agrees to provide specialized facilities and certified/licensed personnel necessary to provide educational, instructional, and counseling services to the students placed at Highpoint in accordance with applicable law and during the days and times set forth by High Point.

6.k. **APPROVAL OF LEVEL FIELD PARTNERS' PROFESSIONAL SERVICE AGREEMENT FOR THE BRYSS EXPANSION (BROWNSVILLE)**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer; Dr. Jesus Amezcua, HCDE Consultant; Dr. Rolando "Rudy" Trevino, Deputy Chief Growth Officer

See attached agreement.

6.l. **APPROVAL OF PROCUREMENT METHOD FOR CM AT RISK FOR THE BRYSS EXPANSION IMPROVEMENT PROJECT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer; Dr. Jesus Amezcua, HCDE Consultant; Dr. Rolando "Rudy" Trevino, Deputy Chief Growth Officer

6.m. **APPROVAL OF PROCUREMENT METHOD OF CM AT RISK FOR PASADENA AND CONTRACT AWARD OF RFP 24-01JA FOR CONSTRUCTION MANAGER AT RISK SERVICES FOR PASADENA EXPANSION IMPROVEMENT TO THE PROPOSER OFFERING THE BEST VALUE - BUTLER-COHEN**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer, Dr. Jesus Amezcua, HCDE Consultant

An RFP was issued to procure the improvements to the Pasadena Expansion Site. The RFP was advertised, and responses were received. A committee was formed to evaluate and recommend the contractor. Attached is the tabulation, evaluation, and recommendation.

6.n. **APPROVAL OF AUTHORIZATION FOR THE PRESIDENT AND CEO TO ENGAGE WITH CANTU, HARDEN, AND MONTOYA AS CO-COUNSEL IN CONNECTION WITH THE SPECIAL TAX CREDIT, NEW MARKET TAX CREDIT, THE TEXAS FACILITIES FUND, AND ANY OTHER REPRESENTATION RELATED THERETO AT THE DIRECTION OF THE SCHOOL (THE "DEBT") IN THE ADVISING, PREPARATION, NEGOTIATION, REVIEW, REVISION, AND COORDINATION OF THE CLOSING OF NEEDED FINANCING**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer; Dr. Jesus Amezcua, HCDE Consultant; Dr. Rolando "Rudy" Trevino, Deputy Chief Growth Officer

Created in 2000, the New Markets Tax Credits ("NMTC") program serves as a vehicle to attract investment capital into low-income neighborhoods that have been left behind by the traditional private marketplace. The Treasury Department

administers the program through its Community Development Financial Institution Fund (CDFI Fund).

As of Fiscal Year 2021, New Markets investments have financed more than 10,800 businesses, helped create or retain 938,000 jobs, and supported 76.9 million square feet of manufacturing space, 118.3 million square feet of office space, and 77.1 million square feet of retail space. The program is highly efficient, generating \$8 in private investment for every \$1 of cost to the government.

The program offers institutional and individual investors a 39 percent credit against their federal income tax, which is based on the amount invested and claimed over seven years. It requires investment in distressed areas, particularly those with high unemployment, high poverty rates, and low median incomes for residents. The credit can be used for commercial real estate development, working capital, and equipment financing.

For TCCC to participate in the NMTC program, the creation of a Qualified Active Low-Income Community Business ("QALICB") non-profit entity may need to be created, depending on the particular financing structure that the various financing participants agree upon. By definition, a QALICB is defined as a for-profit or non-profit corporation or partnership. Participating in the NMTC financing will allow TCCC to receive a \$16 million loan from Raza Development Fund which will yield a net benefit of approximately \$5 million in forgivable debt from the NMTC financing structure at the end of the seven-year tax credit compliance period. The funds from the NMTC financing will be directed toward the acquisition and construction costs of the Pasadena Project.

**6.o. APPROVAL OF AUTHORIZATION FOR THE PRESIDENT AND CEO TO ENGAGE WITH ATTORNEYS FROM KUTAK ROCK AS CO-COUNSEL OF SPECIAL TAX CREDIT AND NEW MARKET TAX CREDIT IN THE ADVISING, PREPARATION, NEGOTIATION, REVIEW, REVISION, AND COORDINATION OF THE CLOSING OF NEEDED FINANCING**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer; Dr. Jesus Amezcua, HCDE Consultant; Dr. Rolando "Rudy" Trevino, Deputy Chief Growth Officer

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**6.p. RATIFICATION OF MONTHLY DISBURSEMENT REPORT/VENDOR CUMULATIVE PAYMENTS AS OF DECEMBER 2023 TO INCLUDE PROCUREMENT PROCESS AND EXPENDITURE APPROVALS**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Antonio Zambrano, Chief Financial & Operations Officer; Dr. Jesus Amezcua, HCDE Consultant

A report of the vendor payments for RYSS and Non-School is attached for all vendor payments above \$50,000. A monthly report will be provided to the board each month.

**7. INFORMATION ITEMS**

**7.a. CHILD PLACING AGENCY PROGRAM MONTHLY REPORT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Brenda Navarrette, Director, Child Placing Agency

In order to keep the board informed about Tejano Center's Child Placing Agency (CPA) initiatives, events, and activities, the attached December report to the board is provided. The report covers activities that took place during the period subsequent to the November 2023 board meeting. The report covers the following topics:

- Updates
- Activities
- Coming events
- Staff/Foster parent training
- Families and children served

**7.b. GRADCAFE PROGRAM MONTHLY REPORT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Melissa Martinez, Director, Project GRAD & NOVA Academy

In order to keep the board informed about Tejano Center's GRADcafe, the attached program monthly report is provided. The report reflects the status update of GRADcafe and updated data since the last report.

**7.c. HOUSING PROGRAM MONTHLY REPORT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Gabriela Luna, Director, Affordable Housing & Community Redevelopment

Housing department provides homebuyer education, one-on-one individual counseling to both, homeowners and homebuyers, and home repairs to eligible homeowners.

Homebuyer Education Workshops: Eight-Hour Homebuyer Education classes held twice per month in English & Spanish.

Homebuyer Counseling: Individual Housing Counseling to assess mortgage readiness and/or obstacles/barriers in order to apply & qualify for a mortgage loan, identify program eligibility and close on a home.

Homeowner Counseling: Individual Housing Counseling for existing homeowners. Services can assist with applying for property tax discounts, understanding escrow analysis, and weatherization program, to name a few. This is also the entry point for homeowners requesting home repairs to their primary home.

7.d. **LA TIENDITA PROGRAM MONTHLY REPORT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools; Jorge Gonzalez, Director, Resolve Program

7.e. **RESOLVE PROGRAM MONTHLY REPORT**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools & Jorge Gonzalez, Director, Resolve Program

In order to keep the board informed about Tejano Center's Resolve Program, the attached Resolve Program Monthly Status Report is provided. The report reflects the status update of the Resolve program and updated data since the November 2023 board meeting.

8. **BOARD OF DIRECTORS ACTION/DISCUSSION ITEMS**

8.a. **APPROVAL TO ADJUST BOARD MEMBERS DAVID CORPUS, ANTHONY MAGDALENO, AND MARGARET DUNLAP'S REQUALIFICATION AND RE-ELECTION TO REFLECT THE CORRECT TERM**

Dr. Adriana Tamez, President/CEO & Superintendent of Schools

On November 28, 2023, the Board approved Mr. Corpus, Mr. Magdaleno, and Ms. Dunlap's requalification and re-election to the Board. However, the support document inaccurately listed a three-year term, from October 31, 2023 - November 30, 2027. **The correct term is October 31, 2023 - November 30, 2026.**

9. **EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE §§ 551.071, 551.072, 551.074, AND 551.082, TO ADDRESS:**

- a. Private consultation with attorney concerning privileged issues from agenda matters and pending or threatened litigations.
- b. Deliberations concerning the purchase of real property
- c. Deliberations concerning the duties of the CEO and CFO regarding supervision of personnel
- d. Consider complaints against directors and senior staff
- e. Discussion of duties and evaluation of administrative personnel, including complaints regarding school staffing, academic and organizational changes for the 2022-2023 school year