

SAN ANTONIO HOUSING TRUST FOUNDATION
2020 BOARD OF DIRECTORS
MINUTES

DATE: Wednesday, February 12,2020

TIME AND PLACE: 1:00 p.m.; 2515 Blanco Rd. San Antonio, TX 78212

PRESENT: Celina Peña, Paul DeManche, Estrella Garcia-Diaz, Randy Rice, Hilliard Galloway and John Whitsett (Arrival 1:07pm)

ABSENT: Frankie Gonzales-Wolfe, John Harris II and Erica Martinez

STAFF MEMBERS: Pedro Alanis- Interim Executive Director Nicole Collazo-Assistant Director, Maria Bradley- Senior Administrative Assistant and Sanchez-Attorney

VISITORS: Allison Shea- NHSD

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order at 1:00pm
2. APPROVAL OF BOARD MEETING MINUTES FOR JANUARY 29, 2020

Director Paul DeManche motioned, and Director Estrella Garcia-Diaz seconded to approve the minutes for January 29, 2020 as presented.

MOTION CARRIED 5-0.

3. CITIZENS TO BE HEARD-INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS; A TOTAL OF 15 MINUTES WILL BE PROVIDED.

NO CITIZENS TO BE HEARD.

4. PERSONNEL COMMITTEE: DISCUSSION AND POSSIBLE ACTION REGARDING EXTENSION OF INTERIM EXECUTIVE DIRECTOR CONTRACT

Director Paul DeManche and the Personnel Committee recommended to extend Pedro Alanis's contract as Interim Executive Director for an additional six months or until the Executive Director recruitment process is complete in addition to one month of onboarding.

Motion out of committee and seconded by Director Randy Rice to extend contract for Pedro Alani's as Interim Executive Director.

MOTION CARRIED 6-0.

5. PERSONNEL COMMITTEE: DISCUSSION AND POSSIBLE ACTION REGARDING STAFF BENEFITS.

President, Celina Peña stated that Pete and Nicole were doing extensive research on healthcare plans for the San Antonio Housing Trust team. She mentioned that the biggest barrier from an employer's perspective was having less than 5 employees which made it not affordable. The Personnel Committee recommended doing a stipend for staff. Celina Peña verified that it is within budget.

Motion out of the Committee and second by Director Estrella Garcia-Diaz to approve a \$900 per month stipend for Healthcare benefits until the remainder of the fiscal year 2020.

MOTION CARRIED 6-0.

6. FINANCE COMMITTEE: DISCUSSION AND POSSIBLE ACTION REGARDING SALE OF SAN ANTONIO HOUSING TRUST FOUNDATION, INC. RESIDENTIAL LOANS.

Interim Executive Director Pedro Alanis gave a brief update on the Residential Loans. He stated the Foundation manages 14 Residential loans totaling about \$139,000 in outstanding principal. The Foundation also manages 51 perpetual 3rd lien notes totaling \$134,434. Total Residential loan portfolio of \$271,580. The Foundation Board had asked Neighborhood Housing Services (NHS) to submit a proposal to purchase all the San Antonio Housing Trust Foundation portfolio. NHS came back with two options:

Option 1: NHS provide \$58,682 in upfront cash for the portfolio. Then pay back the remaining \$50,000 over time as 3rd liens are paid back.

Option 2: NHSSA would buy the entire SAHT Residential Loan Portfolio in one-time lump sum payment of \$75,000.

The Finance Committee recommended the second option to cash out the \$75,000. Director John Whitsett seconded.

Director Paul DeManche abstained.

MOTION CARRIED 5-0.

7. PRESENTATION OF THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC. AUDIT FOR FISCAL YEAR ENDING 2019

Pedro Alanis reviewed the fiscal year 2019 audit. He mentioned the SAHTF was in compliance.

Director John Whitsett motioned, and Director Randy Rice seconded to approve the Audit as presented.

MOTION CARRIED 6-0.

8. EXECUTIVE SESSION: Pursuant to 551.071, 551.072, 551.074 of the Texas Government Code (consultation with attorney, personnel, contracts, real estate and litigation matters may be discussed)

ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED UPON IN OPEN SESSION.

9. ADJOURNMENT- Without objection the chair adjourned the meeting at 1:15p.m.

Signed this _____ of _____, 2020

Respectfully Submitted by:

Secretary