

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES
April 24, 2019

- The Public Facility Corporation met in session at 11:29 AM at Municipal Plaza, Room C, 114 West Commerce Street, San Antonio Texas 78205
- The meeting was called to order by Councilwoman Gonzales and the roll was called by JD Hernandez.

PRESENT: Roberto Treviño, Art Hall, Shirley Gonzales

ABSENT: Rebecca Viagran, Rey Saldaña

- **Staff/Visitors Present:**
 John Kenny, San Antonio Housing Trust Foundation
 JD Hernandez, San Antonio Housing Trust Foundation
 Nicole Collazo, San Antonio Housing Trust Foundation
 Jim Plummer, Bracewell LLP.
 Summer Greyhouse, Bracewell LLP.
 Kelley Liserio, HomeSpring Residential
 Erin Mitchell, HomeSpring Residential
 Noel Poyo, NALCAB
 Mike Phillips, Ingram Hills NA
 Jim Lane, Versa Development
 Mike Hogan, HomeSpring Realty Partners

1. **Approval of minutes – February 20, 2019 Public Facility Corporation Minutes**

COMMISSION ACTION:

The motion was made by Councilman Hall and seconded by Councilman Treviño to approve the minutes as submitted.

AYES: 3

NAYS: 0

ABSTAIN: 0

THE MOTION CARRIED

2. **Citizens to be heard –**

None

3. **Resolution authorizing Alsbury Apartments transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in SAHT Alsbury GP, LLC; and authorizing the financing for such transaction; and authorizing San Antonio Housing Trust Public Facility Corporation to enter into a joint venture agreement to serve as the general contractor; and**

other matters in connection therewith.

This is a resolution authorizing the PFC to be the General Partner in the project. Mr. Plummer has revised the resolution by changing a little of the language.

COMMISSION ACTION:

The motion was made by Councilman Hall and seconded by Councilman Saldaña to approve resolution.

AYES: 3

NAYS: 0

ABSTAIN: 0

THE MOTION CARRIED

4. Consideration and possible action regarding a PFC transaction to acquire the District at Medical Center Apartments in partnership with the Kaplan Companies.

There has been a considerable amount of PFC interest from the Market Rate developers recently due to not being able to get market rate within the City. There is no action required. Mr. Plummer would like input on what the Board would like to see in the future. If the Board were to look at this transaction, it would be strictly for affordability purposes within the Medical Center area.

Councilman Treviño voiced his concern due to it already being on the tax rolls and to have other talks with other interested parties before moving forward in any way with this deal.

There is an enormous amount of hesitation from all Councilmembers to take something from the Tax rolls but would like for Mr. Plummer to put together some more information on what a deal like this might look like.

No action required

5. Consideration and possible action regarding a PFC transaction to construct a 300-unit project in Westover Hills off Highway 151, with Encore Development.

Mr. Plummer brought this proposal forward to get the Councilmembers interest in such a project.

COMMISSION ACTION:

The board has approved to move forward with the proposal.

AYES: 0

NAYS: 0

ABSTAIN: 0

NO MOTION REQUIRED

6. Administrative briefing and update, which may include briefings on financials, progress of projects or grant expenditures, personnel matters and other activities which do not require Board action, specifically including:

- **Briefing on the SAHT Assessment**

Noel Poyo from NALCAB gave a brief overview of the SAHT Assessment that has taken place. There were two phases of the assessment that was performed. 1. Best practices and 2. How it has operated. Councilwoman Gonzales asked if this incorporated Land Banking. Mr. Poyo answered by stating that Land Banking was a separate structure from the PFC.

➤ **Briefing on projects funded with City GO bond proceeds**

The City is moving forward with their GO Bond deals. The first one that Mr. Plummer has been asked about is The Parkdale within the Medical Center. The City will invest funds to prepare the land for development, but the City does not have any way of getting funds back out of the project. Mr. Plummer proposed to City Staff that the PFC will partner with The City and the return from these projects will go back into the GO program.

Council members agree to move forward with this.

➤ **Briefing on financials**

Mr. Plummer just wanted the board to have the financials.

➤ **Discussion of policy**

How to select the next ED. The Foundation will have a 5-member committee to appoint a new ED and the PFC would appoint two to this committee.

No action was taken.

7. **The Board of Directors may recess into executive session to deliberate or discuss personnel and employment matters pursuant to Texas Government Code 551.074 (personnel matters).**

The meeting was adjourned by Councilwoman Gonzales at 12:07 PM