

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**OFFICIAL MEETING MINUTES**  
**May 23, 2018**

The Public Facility Corporation met in session at 10:00A.M., City Council Chambers

- The meeting was called to order by Councilwoman Viagran and the roll was called by JD Hernandez.

**PRESENT: Rebecca Viagran, Roberto Treviño, William “Cruz” Shaw, Shirley Gonzales**

**ABSENT: Rey Saldaña**

- **Staff/Visitors Present:**  
 John Kenny, San Antonio Housing Trust Public Facility Corporation  
 JD Hernandez, San Antonio Housing Trust Public Facility Corporation  
 Nicole Collazo, San Antonio Housing Trust Public Facility Corporation  
 John Whitsett, SAHTF Trustee  
 Debra Gherrera, NRP  
 Jean Latsha, Pedcor  
 Fisher Sutterfield, NRP  
 Daniel Markson, NRP  
 Marcus Pioples, District 1  
 Mack McKenzie, TCI  
 Rodney Dziuk, TCI  
 Razi Hosseini, TCI  
 Gene Rodriquez, District 5  
 Ben Olivo, Freelance Writer

**1. Approval of minutes – March 28, 2018 Public Facility Corporation Minutes**

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilman Shaw to approve the March 28, 2018 minutes as submitted.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

**2. Citizens to be heard –**

Mr. John Whitsett gave a presentation on his concerns over the Under 1 Roof Program. His main concern was the cost of that was being charged to complete each roof.

**3. Briefing On: Review of Financials**

Mr. James Plummer provided an overview of the current financial statements for the PFC. As of YTD the Net Income(Loss) is at \$(520,214.45). The current balance as of 4/30/18 is \$1,775,621.73. This figure will increase due to three projects projected to close with in the year.

**COMMISSION ACTION:**

No action required

**AYES:**

**NAYS:**

**ABSTAIN:**

**4. Briefing and possible Action On: Resolution concerning the application of NRP for the Lofts at Lackland Apartments, to be located at the entrance to Lackland Air Force Base, and other matters in connection therewith**

Mr. James Plummer provided an overview of the Lofts at Lackland Apartments, an NRP project with a partnership with Baptist Children’s and Family Services. An important note is this is a non-binding inducement resolution and terms are being negotiated with the passing of this resolution. Mr. Daniel Markson elaborated on the project indicating that there was going to be more development throughout the

whole area.

Mr. Plummer brought up an affordability reserve to possible pay down rents to get them down to 60% AMI for policy discussion.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilman Shaw to approve the resolution and move forward with the project.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

- 5. Briefing and possible Action On: Resolution concerning the application of NRP for the San Pedro Creek Lofts, to be located at West Cevallos and West Penden Streets, and other matters in connection therewith**

Mr. James Plummer provided an overview of the San Pedro Creek Lofts, an NRP project. This project is estimated to close in January of 2019

**COMMISSION ACTION:**

The motion was made by Councilman Treviño and seconded by Councilwoman Gonzales to approve the resolution and move forward with the project.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

- 6. Briefing and possible Action On: Resolution authorizing Copper Pointe 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 SAHTPFC Copper Pointe LP and authorizing the financing for such transaction; and authorizing San Antonio Housing Trust Public Facility Corporation to become a joint venturer in the general contractor; and other matters in connection therewith**

This project was initially brought in front of the council back in 2015 and started out as a Tax Credit project. It has since become a PFC financing structure. LDG has obtained a HUD loan and equity which must be closed by June 31<sup>st</sup>. The PFC will be in a joint venture with LDG.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilman Shaw to approve the resolution and move forward with the project.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

- 7. Briefing and possible Action On: Resolution authorizing the Master Agreement between the City and the Corporation for the Red Berry Project, approval of the Master Agreement among the Corporation, NRP, RK Group and Casey Development, approval of the Development and Funding Agreement between the Corporation and RK Group, authorization to purchase land from the City and convey it to the RK Group, approval of a CDBG agreement between the City and the Corporation, and authorization of a Construction Management Agreement between the Corporation and Casey Development.**

Mr. James Plummer brought this before the council due to the roles in the Master Agreement being changed. No other changes are being made at this time.

**COMMISSION ACTION:**

The motion was made by Councilman Shaw and seconded by Councilman Treviño to approve the resolution and move forward with the project.

**AYES: 4**

**NAYS: 0**  
**ABSTAIN: 0**

**THE MOTION CARRIED**

**8. Briefing and possible Action On: Resolution appointing Nicole Collazo as assistant secretary of the Corporation.**

Due to Mr. John Kenny going on vacation and the Brookwood Senior Apartment Complex closing, Nicole Collazo is being asked to step into the role of Assistant Secretary.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilman Shaw to approve the appointment.

**AYES: 4**  
**NAYS: 0**  
**ABSTAIN: 0**

**THE MOTION CARRIED**

**9. Briefing and possible Action On: Briefing regarding grants to the City of San Antonio to support its programs benefitting single family housing.**

Mrs. Barbara Ankamah provided an overview of the progress of the Under 1 Roof and Minor Repair Programs. She then passed the floor to Mr. Razi Hosseini to respond to Mr. John Whitsett's concerns of the Under 1 Roof program.

**COMMISSION ACTION:**

No action required.

**AYES: 0**  
**NAYS: 0**  
**ABSTAIN: 0**

**Adjournment**

Councilwoman Viagran adjourn meeting at 11:26 AM.