

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: March 17, 2023

TIME AND PLACE: The Public Facility Corporation met in session at 2:03 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

PRESENT: Councilwoman Adriana Rocha Garcia, Antoinette Brumfield, Mark Carmona, Eric Cooper, Councilwoman Teri Castillo, Councilwoman Phyllis Viagran, Jordan Ghawi, Rachell Hathaway, Councilman John Courage, Marinella Murillo, Jane Pacione and Councilman Jalen McKee-Rodriguez.

ABSENT: None.

STAFF/VISITORS PRESENT:

Pedro Alanis- Executive Director San Antonio Housing Trust Foundation.; Nicole Collazo- Director of Operations San Antonio Housing Trust Foundation; Susan Snowden- Financial Director San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust Foundation; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust Foundation.; John Hernandez- Senior Asset Manager San Antonio Housing Trust Foundation; Lauren Bejaran- Sr. Administrative Assistant San Antonio Housing Trust Foundation; Ruben Lizalde- D3; Edward Muniga- D4; Justin Renteria- D5; Derek Roberts- D9; Summer Greathouse- Attorney Bracewell; Clarissa Rodriguez- Attorney DNRBZ; Jose Gonzales- Cornerstone Housing Group; Jill Flynn- Cornerstone Housing Group; Robbye Meyer- Cornerstone Casey Cameron- Tirol Housing; John Lilly- Eenhoorn Development, LLC; Allison Beaver- NHSD; Mirla Lopez- SEFLA Languages Interpreter

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by President Adriana Rocha Garcia and roll call was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF FEBRUARY 17, 2023.**

Councilwoman Phyllis Viagran, and Councilwoman Teri Castillo seconded for approval of the February 17, 2023, minutes with the noted corrections.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

Eric Cooper joins the SAHT PFC Meeting at 2:07 p.m.

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.**

NONE.

NO ACTION WAS TAKEN.

4. BRIEFING AND PRESENTATION OF THE COMBINED 5-YEAR FINANCIAL FORECAST FOR THE SAHT ENTITIES.

Pete Alanis briefed the board about the 5-Year Financial Forecast for the SAHT Entities.

Councilman Courage asked if the 10-year corpus for the SAHT was included in the 5-Year Financial Plan.

Pete stated the City of San Antonio owns the SAHT funds. The SAHT recommends to the city how the money should be spent and not invested.

Rachell Hathaway asked Pete if the 5-Year Forecast covers deals that do not reach completion.

Pete stated the Forecast does include incoming cash flows and shows the cash flow amounts if the plans do not reach completion.

Councilman Jalen McKee-Rodriguez joins the SAHT PFC Meeting at 2:15 p.m.

NO ACTION TAKEN.

5. RESOLUTION INDUCING THE LEGACY SENIOR RESIDENCES TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Legacy Senior Residences project partnership between the SAHT PFC and Cornerstone Housing Group.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilwoman Teri Castillo seconded to approve Item #5 for the Legacy Senior Residences.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

6. RESOLUTION INDUCING THE PAVILION AT CULEBRA APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board on the Tirol Housing, LLC. Partnership Project, Pavilion at Culebra Transaction.

MINUTES COMMISSION ACTION:

Councilwoman Teri Castillo motioned, and Councilwoman Phyllis Viagran to approve Item #6 for The Pavilion at Culebra Apartments.

AYES: 6

NAYS:
ABSTAINED:
THE MOTION PASSED.

- 7. RESOLUTION AUTHORIZING AMENDMENTS FOR THE LIV AT WESTOVER HILLS APARTMENTS, INCLUDING RESTRUCTURING THE DEBT FOR THE PROJECT, AUTHORIZING ADDITIONAL DEBT, AUTHORIZING THE SALE OF THE LIMITED PARTNER INTEREST OF MISSION DEVELOPMENT GROUP IN THE PARTNERSHIP AND RELATED AMENDMENTS TO THE AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP AND OTHER PROJECT DOCUMENTS, AND OTHER MATTERS IN CONNECTION THEREWITH.**

Pete Alanis briefed the board on the proposed sale of the limited partner interest of Mission Development Group for The Liv at Westover Hills Apartments.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilman John Courage to approve Item #7 for The Liv at Westover Hills Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

- 8. RESOLUTION AUTHORIZING AMENDMENTS FOR THE ST. JOHN'S APARTMENTS, INCLUDING RESTRUCTURING THE PERMANENT DEBT FOR THE PROJECT, AUTHORIZING ADDITIONAL DEBT, AUTHORIZING A LOAN FROM SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO THE PROJECT IN AN AMOUNT NOT TO EXCEED \$500,000, AUTHORIZING AMENDMENTS TO THE AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP AND OTHER PROJECT DOCUMENTS, AND OTHER MATTERS IN CONNECTION THEREWITH.**

Pete Alanis briefed to the board on the proposed amendments for restructuring the permanent debt and authorizing a loan from the SAHT PFC for the St. John's Apartments.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilwoman Teri Castillo seconded to approve Item #8 for the St. John's Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

- 9. BRIEFING AND PRESENTATION ON LEGISLATIVE PRIORITIES FOR THE PFC RELATED TO THE ONGOING 2023 TEXAS LEGISLATIVE SESSION.**

Pete Alanis briefed the board on the PFC's legislative priorities for the ongoing 2023 Texas Legislative Session.

NO ACTION TAKEN.

10. EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST WILL BE MEETING IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS 551.072 REAL ESTATE AND 551.071 CONSULTATION WITH ATTORNEY TO RECEIVE ADVICE AND DELIBERATE AND DISCUSS THE ACQUISITIONS OF PARCELS OF PROPERTY FOR PURPOSE OF FUTURE AFFORDABLE, SUSTAINABLE MULTIFAMILY DEVELOPMENT.

A. RECONVENE INTO OPEN SESSION AND DISCUSSION AND POSSIBLE ACTION RELATED TO ANY ITEMS DISCUSSED IN EXECUTIVE SESSION INCLUDING A RESOLUTION APPROVING BUDGET AMENDMENTS FOR THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION FOR THE FISCAL YEAR 2023 FOR VARIOUS EXPENDITURES RELATED TO PROFESSIONAL FEES.

President Adriana Rocha Garcia convened the SAHT PFC Meeting into Executive Session at 3:37 p.m. to discuss Item Number 10.

Executive Session. The San Antonio Housing Trust reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), and 551.087 (economic development). ANY ITEM DISCUSSED IN THE EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION.

President Adriana Rocha Garcia reconvened the SAHT PFC Meeting into Open Session at 4:02 p.m. No action was taken place during the Executive Session.

MINUTES COMMISSION ACTION:

Councilman McKee-Rodriguez motioned, and Councilwoman Phyllis Viagran seconded to approve a resolution approving budget amendment for the San Antonio Housing Trust Public Facility Corporation for the Fiscal Year 2023.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

11. ADJOURNMENT

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 4:04 p.m.