

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**2023 OFFICIAL MEETING MINUTES**

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**DATE: October 20, 2023**

**TIME AND PLACE:** The Public Facility Corporation met in session at 2:20 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

**PRESENT: Antoinette Brumfield, Mark Carmona, Councilmember Teri Castillo, Eric Cooper, Jordan Ghawi, Rachell Hathaway, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Councilmember Adriana Rocha Garcia, and Councilmember Phyllis Viagran.**

**ABSENT: Councilmember John Courage and Jane Paccione**

**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 Foundation; 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- Senior Administrative Assistant San Antonio Housing Trust Foundation; Ruben Lizalde- D3; Edward Muniga- D4; Justin Renteria- D5; Milee Ray- D9; Mirla Lopez- SEFLA Languages Interpreter; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; James Plummer- Bracewell; Rajeev Puri- Athena Domain; Matt Sims- Mason Joseph Company; Karla Desatnik- OCI Group; Ian Benavidez- City of San Antonio Neighborhood and Housing Services Department; Victoria Gonzalez-Gerlach- City of San Antonio Neighborhood and Housing Services Department; Allison Beaver- City of San Antonio Neighborhood and Housing Services Department.

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 SEPTEMBER 29, 2023.**

**MINUTES COMMISSION ACTION:**

Councilmember Phyllis Viagran motioned, and Councilmember Jalen McKee-Rodriguez seconded to approve the minutes of September 29, 2023.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

3. **CITIZENS TO BE HEARD- INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS.**

**NONE.**

**NO ACTION TAKEN.**

**4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION RECOMMENDING BOARD OF DIRECTORS APPOINTMENTS FOR THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO CONSISTENT WITH THE RESTATED BYLAWS.**

Pete Alanis briefed the board on reappointing board members Antoinette Brumfield, Eric Cooper, and Jane Paccione to the San Antonio Housing Trust Public Facility Corporation Board of Trustees. The Governance and Policy Committee met on October 13, 2023, and recommend re-appointing Antoinette Brumfield, Eric Cooper, and Jane Paccione for a 4-year term to the SAHT PFC Board of Trustees.

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Phyllis Viagran seconded to approve the reappointment of Antoinette Brumfield, Eric Cooper, and Jane Paccione to the San Antonio Housing Trust Public Facility Corporation Board of Trustees.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**5. DISCUSSION AND POSSIBLE ACTION FOR ELECTION OF OFFICERS.**

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Phyllis Viagran seconded, to approve appointing Councilmember Adriana Rocha Garcia as Board President, Jane Paccione as Board Vice President, Jordan Ghawi as Board Secretary, and Councilmember Phyllis Viagran for Board Treasurer for the San Antonio Housing Trust Public Facility Corporation.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**6. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION RELATING TO A PROPOSED \$750,000 FORGIVABLE LOAN FROM THE SAHTPFC TO PROVIDE FINANCING FOR CAPITAL REPAIRS TO THE RIVERSIDE TERRACE MANUFACTURED HOME COMMUNITY; AND OTHER MATTERS IN CONNECTION THEREWITH.**

Pete Alanis briefed the board about the proposed \$750,000 forgivable loan to be provided by the PFC to ROC USA (Resident Owned Communities) for capital repairs to the Riverside Terrace Manufactured Home Community. The Riverside Terrace manufactured home park consists of one single-family home and 54 pad sites of a mix of one, and two-bedroom apartment homes for senior families earning up to 60% AMI and will be located at the intersection of Research Plaza and S. New Braunfels Avenue within the Brooks Activity Center on a 6.55-acre vacant parcel. The 240-unit project is estimated to cost \$53.7 million and will require the SAHTF PFC to apply for a \$35 million bond reservation through the Texas Bond Review Board.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

President Adriana Rocha Garcia asked Pete if he spoke with Councilwoman Viagran for District 3 about the project. Pete replied stating Councilwoman Viagran approved of the project, as well as the Brooks Development Authority who also approved of the project.

**MINUTES COMMISSION ACTION:**

Councilman Jalen McKee-Rodriguez motioned, and Jane Paccione seconded to approve Item #6 for the Brooks Senior Apartments.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

- 7. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE S HAUSMAN APARTMENTS IN PARTNERSHIP WITH ATHENA DOMAIN, INC., TO BE LOCATED ON A TRACT OF LAND LOCATED AT THE INTERSECTION OF CHAMPIONS GATE AND S HAUSMAN ROAD ON THE SOUTHEAST SIDE OF N LOOP 1604; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A TERM SHEET AND OTHER MATTERS IN CONNECTION THEREWITH.**

Pete Alanis briefed the board about the PFC and Athena Domain, Inc Partnership project, the S Hausman Apartments.

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Phyllis Viagran seconded to approve Item #7 for the S. Hausman Rd Apartments.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

- 8. EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST PFC WILL CONVENE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODES SECTION 551.072, (REAL PROPERTY) AND 551.071 (CONSULTATION WITH ATTORNEY) TO DISCUSS AND DELIBERATE THE ACQUISITION OF LAND PARCELS FOR PURPOSE OF LAND BANKING.**

President Adriana Rocha Garcia convened the San Antonio Housing Trust Public Facility Corporation meeting into Executive Session at 2:12 p.m.

*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 Rocha Garcia reconvened the San Antonio Housing Trust Public Facility Corporation meeting into Open Session at 2:20 p.m. No action was taken place during the Executive Session.

- 9. ADJOURNMENT**

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 3:37 p.m.