

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2024 OFFICIAL MEETING MINUTES

DATE: January 26, 2024

TIME AND PLACE: The Public Facility Corporation met in session at 2:09 p.m., via Zoom and in person at 8200 W Interstate 10, Suite 501, San Antonio, TX 78230.

PRESENT: Antoinette Brumfield, Councilmember Teri Castillo, Eric Cooper, Jordan Ghawi, Councilmember Sukh Kaur, Marinella Murillo, Jane Paccione, Councilmember Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

ABSENT: Rachell Hathaway, Councilmember Jalen McKee-Rodriguez, and Mark Carmona.

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; Seema Kairam- Real Estate Development Manager; 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; Ryan Salts- D1; Edward Mungia- D4; Justin Renteria- D5; Liliana Sublette; Melanie Cawthon- DisABILITYsa; John R. Heard- DisABILITYsa; Lori Day- DisABILITYsa; Timothy Hope- DisABILITYsa; Sandy Leway- DisABILITYsa; Janice Perez- DisABILITYsa; Ryan Marrman- DisABILITYsa; Robert Garza- City of San Antonio; Jean Latsha- Pedcor; Mirla Lopez-SEFLA Languages Interpreter; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; James Plummer- Bracewell; Summer Greathouse- Bracewell.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by President Rocha Garcia and roll call was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF NOVEMBER 27, 2023.**

MINUTES COMMISSION ACTION:

Jane Paccione motioned, and Councilmember Sukh Kaur seconded to approve the minutes of November 27, 2023.

AYES: 6

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. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING THE SINGLE ASSET ENTITY PHASE OF THE VIDA DEVELOPMENT IN COUNCIL DISTRICT 4.

Pete Alanis briefed the board on the proposed resolution authorizing the Assistant Secretary of The San Antonio Housing Trust Public Facility Corporation, to take any necessary actions to close financing on the acquisition of 19.68 acres of vacant land located along the west side of S. Zarzamora, south of 410 in Phase II of The Vida Development.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and Councilmember Sukh Kaur seconded to approve Item #4 for the VIDA Development in Council District 4.

AYES:6

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING THE STONES CROSSING APARTMENT HOMES AS FOLLOWS:

A. RESOLUTION CONCERNING THE APPLICATION OF THE PEDCOR INVESTMENTS-2023-CXCV, L.P., RELATING TO THE PROPOSED FINANCING OF THE GREATER OF \$50,000,000 OR 1.7% OF THE STATE CEILING, BUT NOT TO EXCEED \$60,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE STONES CROSSING APARTMENT HOMES AND OTHER MATTERS IN CONNECTION THEREWITH.

B. RESOLUTION INDUCING THE STONES CROSSING APARTMENT HOMES 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 APPROVING AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board on the proposed resolution inducing the PFC and Pedcor partnership, Creek Bend Apartment Homes Transaction, and subsequent matters therewith. Councilman John Courage of City Council District 9 did approve of the project.

Marinella Murillo joins the San Antonio Housing Trust Public Facility Corporation meeting at 2:20 p.m.

MINUTES COMMISSION ACTION:

Councilmember Sukh Kaur motioned, and Jane Paccione seconded, to approve a resolution for Item #5 for the Stones Crossing Apartment Homes.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

6. RESOLUTION AUTHORIZING AND RATIFYING AMENDMENTS FOR THE PRESERVE AT THE PORT APARTMENTS, INCLUDING AUTHORIZING AND RATIFYING ADDITIONAL DEBT, AUTHORIZING AMENDMENTS TO VARIOUS EQUITY DOCUMENTS AND AUTHORIZING AND RATIFYING THE EXECUTION OF

A SIDE LETTER AGREEMENT RELATED THERE TO AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the proposed resolution inducing the Orion I Apartments.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and Councilmember Sukh Kaur seconded to approve Item #6 for the Preserve at the Port Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

7. EXECUTIVE SESSION:

I. THE SAHT PFC BOARD OF DIRECTORS WILL MEET IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071, ATTORNEY CLIENT COMMUNICATION TO RECEIVE ADVICE ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER RELATED TO DISCUSSION OF CONTRACTS RELATED TO TAX CREDIT DEVELOPMENTS AND SECTION 551.072, REAL ESTATE MATTERS TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE SAHT PFC RELATED TO NEGOTIATIONS OF REAL ESTATE PURCHASES RELATING TO TAX CREDIT PROJECTS.

II. THE SAHT PFC BOARD OF DIRECTORS WILL MEET IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.072, REAL ESTATE MATTERS TO DISCUSS AND DELIBERATE THE ACQUISITION OF LAND PARCELS FOR THE PURPOSE OF LAND BANKING AND POSSIBLE DEVELOPMENT.

President Rocha Garcia called to recess the San Antonio Public Facility Corporation meeting at 2:32 p.m.

President Rocha Garcia reconvened the San Antonio Housing Trust Public Facility Corporation meeting at 2:48 p.m., and convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 2:48 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 at 3:09 p.m. No action was taken during Executive Session.

8. ADJOURNMENT

President Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 3:09 p.m.