

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**2024 OFFICIAL MEETING MINUTES**

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**DATE:** February 16, 2024

**TIME AND PLACE:** The Public Facility Corporation met in session at 2:09 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

**PRESENT:** Antoinette Brumfield, Mark Carmona, Councilmember Teri Castillo, Jordan Ghawi, Rachell Hathaway, Councilmember Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, and Jane Paccione.

**ABSENT:** Eric Cooper, Councilmember Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

**STAFF/VISITORS PRESENT:**

Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust Public Facility; Susan Snowden- Financial Director San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- Real Estate Development Manager of San Antonio Housing Trust; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust; Lauren Bejaran- Senior Administrative Assistant San Antonio Housing Trust; Ryan Salts- District 1; Enrique Trevino- District 3; Edward Mungia- District 4; Justin Renteria- District 5; Rajeev Puri- Athena Domain, Inc.; Matthew Sims- Mason Joseph; Karla Desatnik- OCI Group; Robert Garza- City of San Antonio Neighborhood & Housing Services Department; Allison Beaver- City of San Antonio Neighborhood & Housing Services Department; 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 Vice President Jane Paccione and the roll was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 26, 2024.**

**MINUTES COMMISSION ACTION:**

Jane Paccione motioned, and Councilmember Sukh Kaur seconded to approve the minutes of January 26, 2024.

**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. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE SOUTH HAUSMAN APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND 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 S HAUSMAN PFC, 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.**

Executive Director Pete Alanis briefed the board on the proposed resolution authorizing the South Hausman Apartments Transaction.

Jordan Ghawi asked Executive Director Pete Alanis if Councilmember Alderete Gavito for District 7 approved of the proposed South Hausman Project. Pete Alanis stated that Councilmember Alderete Gavito was in favor of the proposed project.

**MINUTES COMMISSION ACTION:**

Jordan Ghawi motioned, and Councilmember Sukh Kaur seconded to approve Item #4 for the South Hausman Apartments in Council District 7.

**AYES:3**

**NAYS: 2- Councilmember Teri Castillo and Councilmember Jalen McKee-Rodriguez**

**ABSTAINED:**

**THE MOTION PASSED.**

- 5. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTIONS CONCERNING THE APPLICATION OF CREEK BEND APARTMENTS II RELATING TO:**
- a. A RESOLUTION CONCERNING THE APPLICATION OF PEDCOR INVESTMENTS-2023-CXCIV, L.P. RELATING TO THE PROPOSED FINANCING OF UP TO \$40,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE CREEK BEND II APARTMENT HOMES AND OTHER MATTERS IN CONNECTION THEREWITH.**
- b. A RESOLUTION INDUCING THE CREEK BEND PHASE II 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 NEGOTIATIONS AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**

Executive Director Pete Alanis briefed the board on the proposed resolution inducing the PFC and Pedcor partnership, Creek Bend Phase II Apartment Homes Transaction, in City Council District 9.

Councilmember Teri Castillo asked Executive Director Pete Alanis what the Ready to Work SA Program does for residents of the future project. Pete Alanis stated the construction team working with Pedcor will sign a pledge with Ready to Work for new hires. Once the project is completed, Ready to Work SA coordinators will work out of the community center to help residents search for jobs.

Councilmember Teri Castillo asked Executive Director Pete Alanis who would be tracking the Ready to Work SA new hires. Pete Alanis stated SAHT's Director of Asset Management, Jessica Kuehne, tracks the Ready to Work engagement at SAHT properties.

Councilmember Jalen McKee-Rodriguez asked Executive Director Pete Alanis if District 9 Councilmember John Courage approved of the proposed project. Pete Alanis stated Councilmember John Courage is in favor of the Creek Bend project.

Councilmember Jalen McKee-Rodriguez then expressed his concern for deeper affordability needed for 30% Area Median Income units and asked if the number of units could be increased in the future. Executive Director Pete Alanis responded, stating that the lack of deeper affordability apartment units on the Northside of San Antonio are due the high land and infrastructure costs. The increase of 30% units would cause a larger financial gap in the project. SAHT is currently looking into more funding sources to increase the amount of deeper affordability units for future Northside San Antonio projects.

**MINUTES COMMISSION ACTION:**

Councilmember Teri Castillo motioned, and Jordan Ghawi seconded, to approve a resolution for Item #5 for the Creek Bend Phase II Apartment Homes.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**6. BRIEFING, DISCUSSION AND ACTION REGARDING A RESOLUTION INDUCING THE SAGELAND FLATS (FORMERLY BROOKS FAMILY 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.**

Executive Director Pete Alanis briefed the board about the proposed resolution inducing the Sageland Flats transaction in City Council District 3.

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Teri Castillo seconded to approve Item #6 for the Sageland Flats transaction.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

- 7. BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION INDUCING THE CEDAR RIDGE TERRACE (FORMERLY BROOKS SENIOR 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.**

Executive Director Pete Alanis briefed the board on the proposed resolution inducing the Cedar Ridge Terrace Apartments in City Council District 3.

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Teri Castillo seconded to approve Item #6 for the Cedar Ridge Terrace transaction.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

- 8. BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION INDUCING THE RESIDENCES AT PEARSALL PARK SENIOR 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.**

Executive Director Pete Alanis briefed the board on the proposed resolution inducing the Pearsall Park Senior Apartments transaction, in City Council District 4.

Marinella Murillo expressed her concern for the lack of deeper affordability units for the proposed Pearsall Park units and expressed she does not approve of the project.

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Teri Castillo seconded to approve Item #8 for the Pearsall Park Senior Apartments.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

- 9. BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF APPROXIMATELY 8.6 ACRES OF REAL PROPERTY LOCATED AT SOUTHEAST OF THE INTERSECTION OF EISENHAWER ROAD AND MIDCROWN DRIVE, IN SAN ANTONIO, TEXAS FROM ZACHRY REALTY INC; AUTHORIZING THE CREATION**

**OF AN LLC TO HOLD THE PROPERTY; AUTHORIZING SIGNATORIES; AND ADDRESSING RELATED MATTERS.**

Executive Director Pete Alanis briefed the board on the proposed resolution authorizing the Assistant Secretary to negotiate and execute a purchase and sale agreement for 8.6 acres of real property located at the intersection of Eisenhower Road and Midcrown Drive.

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Teri Castillo seconded to approve Item #9.

**AYES: 5**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**10. EXECUTIVE SESSION**

- a. THE SAHT PFC BOARD OF DIRECTORS WILL MEET IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, REAL ESTATE MATTERS, TO DELIBERATE THE PURCHASE AND VALUE OF REAL PROPERTY LOCATED IN WEST SAN ANTONIO FOR THE PURPOSES OF AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT; AND TEXAS GOVERNMENT CODE SECTION 551.071, ATTORNEY CLIENT COMMUNICATION, TO RECEIVE LEGAL ADVICE REGARDING CONTRACTING, LAND BANKING, AND OTHER MATTERS RELATING TO SAID ACQUISITION.**

Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:33 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.*

Vice President Jane Paccione reconvened the San Antonio Housing Trust Public Facility Corporation meeting at 3:56 p.m. No action was taken during the Executive Session.

**11. ADJOURNMENT**

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting adjourned at 3:56 p.m.