SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2024 OFFICIAL MEETING MINUTES

DATE: June 21, 2024

TIME AND PLACE: The Public Facility Corporation met in session at 2:11 p.m., via Zoom and in person at 100 W Houston St. San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Mark Carmona, Councilmember Teri Castillo, Eric Cooper, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Jane Paccione, Councilmember Dr. Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

ABSENT: Rachell Hathaway

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Susan Snowden- Finance Director San Antonio Housing Trust; Lauren Bejaran- Senior Administrative Assistant San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- Real Estate Development Manager of San Antonio Housing Trust; Frida Garcia- San Antonio Housing Trust; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust; John Hernandez- Senior Asset Manager; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Jim Plummer- Bracewell; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell; Ryan Salts- District 1; Joleen Garcia- District 2; Edward Mungia- District 4; Justin Renteria- District 5; Sabine Miramontes - SEFLA Languages Interpreter.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by President Rocha Garcia and the roll was called by John Hernandez.

2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF MAY 17, 2024.**

   MINUTES COMMISSION ACTION:
   Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve the minutes of May 17, 2024.
   AYES: 7
   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 ACTION REGARDING A RESOLUTION AUTHORIZING THE FOUR25 SAN PEDRO 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 MEMBERSHIP INTEREST IN SAHT SAN PEDRO GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF ARDC SAN PEDRO, LTD.; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION 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 Four25 San Pedro Apartments transaction.

   MINUTES COMMISSION ACTION:
   Councilmember Kaur motioned, and Councilmember Viagran seconded to approve Item #4.
   AYES: 7
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

5. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (PALLADIUM SAN ANTONIO), SERIES 2024; AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board on Item #5 for Palladium San Antonio Project.

   MINUTES COMMISSION ACTION:
   Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #5.
   AYES: 7
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

6. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE PALLADIUM SAN ANTONIO 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 ALL OF THE MEMBERSHIP INTEREST OF SAHT PALLADIUM MILITARY GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF PALLADIUM SAN ANTONIO, LTD..; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS A JOINT VENTURER IN THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board on Item #6 for Palladium San Antonio Project.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember McKee-Rodriguez seconded to approve Item #6.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

7. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY TAX-EXEMPT BONDS (FANNIE MAE MBS SECURED) SAGELAND FLATS APARTMENTS, SERIES 2024A; AND SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (SAGELAND FLATS APARTMENTS), SERIES 2024B; AND OTHER MATTERS IN CONNECTION THEREWITH.**
Executive Director Pete Alanis briefed the board on Item #7 for Sageland Flats Apartments Project.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #7.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

8. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE SAGELAND FLATS (F/K/A BROOKS FAMILY 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 ALL OF THE MEMBERSHIP INTEREST OF SAHT BROOKS FAMILY GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF BROOKS FAMILY APARTMENTS LIMITED PARTNERSHIP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH.**
Executive Director Pete Alanis briefed the board on Item #8 for Sageland Flats Apartments Project.
MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember McKee-Rodriguez seconded to approve Item #8.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

9. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY TAX-EXEMPT BONDS (FANNIE MAE MBS SECURED) (CEDAR RIDGE TERRACE APARTMENTS), SERIES 2024A; AND SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (CEDAR RIDGE TERRACE APARTMENTS), SERIES 2024B; AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board on Item #9 for the Cedar Ridge Terrace Apartments Project.

   MINUTES COMMISSION ACTION:
   Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #9.
   AYES: 7
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

10. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE CEDAR RIDGE TERRACE APARTMENTS (F/K/A BROOKS SENIOR 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 ALL OF THE MEMBERSHIP INTEREST OF SAHT BROOKS SENIOR GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF BROOKS SENIOR APARTMENTS LIMITED PARTNERSHIP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH.**
    Executive Director Pete Alanis briefed the board on Item #10 for the Cedar Ridge Terrace Apartments Project.

    MINUTES COMMISSION ACTION:
    Councilmember Viagran motioned, and Councilmember McKee-Rodriguez seconded to approve Item #10.
    AYES: 7
    NAYS:
    ABSTAINED:
    THE MOTION PASSED.

11. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (LEGACY SENIOR RESIDENCES), SERIES 2024; AND OTHER MATTERS IN CONNECTION THEREWITH.**
    Executive Director Pete Alanis briefed the board on Item #11 for the Legacy Senior Residences

Project.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #11.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

12. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE LEGACY SENIOR RESIDENCES 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 ALL OF THE MEMBERSHIP INTEREST OF SAHT LEGACY GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF LEGACY-SAN AN NEW BRAUNFELS, LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH.**
Executive Director Pete Alanis briefed the board on Item #11 for the Legacy Senior Residences Project.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Jane Paccione seconded to approve Item #12.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

13. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO APPROVE A RESOLUTION APPROVING A BUDGET AMENDMENT FOR THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION FOR FISCAL YEAR 2024 TO ADDRESS OPERATING EXPENSES AMENDMENTS AND ADJUSTMENTS.**
Executive Director Pete Alanis briefed the board on Item #13 for a proposed budget amendment for the San Antonio Housing Trust Public Facility Corporation.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve Item #13.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

14. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO APPROVE A**

RESOLUTION AUTHORIZING AN INCREASE IN THE AMOUNT OF THE PERMANENT LOAN FOR THE ECHO EAST APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION, AND OTHER MATTERS IN CONNECTION THEREWITH.

Executive Director Pete Alanis briefed the board on Item #14 for the Echo East Apartments Transaction.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve Item #14.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

15. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE BOND FINANCING FOR THE ARBORS AT WEST AVENUE APARTMENTS TRANSACTION, AND OTHER MATTERS IN CONNECTION THEREWITH.**

Executive Director Pete Alanis briefed the board on Item #15 for the Arbors at West Avenue Apartments Transaction.

MINUTES COMMISSION ACTION:
Councilmember Kaur motioned, and Councilmember Castillo seconded to approve Item #15.
AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

16. **EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST PFC WILL CONVENE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS GOVERNMENT CODE, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY) TO OBTAIN LEGAL ADVICE AND COUNSEL RELATING TO THE PFC'S LEGAL RIGHTS, DUTIES, OBLIGATIONS, AND OPTIONS.**

    a.) **RECONVENE INTO OPEN SESSION AND TAKE ACTION ON ANY ISSUES AS DISCUSSED IN EXECUTIVE SESSION AS NEEDED.**

President Rocha Garcia convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 2:40 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 3:12 p.m. No action was taken during the Executive Session.

17. ADJOURNMENT

President Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:12 p.m.