SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2024 OFFICIAL MEETING MINUTES

DATE: July 26, 2024

TIME AND PLACE: The Public Facility Corporation met in session at 2:02 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

PRESENT: Mark Carmona, Eric Cooper, Jordan Ghawi, Rachell Hathaway, Councilmember Dr. Sukh Kaur, Marinella Murillo, Councilmember Dr. Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

ABSENT: Antoinette Brumfield, Councilmember Teri Castillo, Councilmember Jalen McKee-Rodriguez, and Jane Paccione.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations 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; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C; Summer Greathouse-Bracewell; Edward Mungia- District 4; Justin Renteria- District 5; Sabine Miramontes - SEFLA Languages Interpreter; Daniel Matian- GoodHomes San Antonio; Layla Feldman- GoodHomes San Antonio; Lamar Elliott- Veteran Affairs; Olivia Tavieso- OCI Group; Jen Negrete- ; Denise P- InfuseSA.org; Aaron- Endeavors.

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

2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JUNE 21, 2024.**

MINUTES COMMISSION ACTION:
Councilmember Kaur motioned, and Councilmember Viagran seconded to approve the minutes of June 21, 2024.
AYES: 4
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 SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY TAX-EXEMPT BONDS (FANNIE MAE MBS SECURED) (RESIDENCES AT PEARSALL PARK), SERIES 2024A; AND SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (RESIDENCES AT PEARSALL PARK), SERIES 2024B; AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board on the proposed resolution authorizing the Residences at Pearsall Park transaction.

   MINUTES COMMISSION ACTION:
   Jordan Ghawi motioned, and Councilmember Kaur seconded to approve Item #4 for Residences at Pearsall Park.
   AYES: 4
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

5. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE RESIDENCES AT PEARSALL PARK 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 PEARSALL PARK GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF PEARSALL PARK 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 #5 for Residences at Pearsall Park.

   MINUTES COMMISSION ACTION:
   Jordan Ghawi motioned, and Councilmember Kaur seconded to approve Item #5.
   AYES: 4
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

6. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION INDUCING THE GOODHOMES SAN ANTONIO APARTMENTS IN PARTNERSHIP WITH GOODHOMES, LLC, TO BE LOCATED AT 9203 CINNAMON HILL DRIVE; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A TERM SHEET AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board regarding the proposed resolution inducing the GoodHomes San Antonio Apartments.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Kaur seconded to approve Item #6 for the GoodHomes San Antonio Apartments.
AYES: 4
NAYS:
ABSTAINED:
THE MOTION PASSED.

7. EXECUTIVE DIRECTOR'S AND TREASURER'S REPORT

Executive Director Pete Alanis briefed the board on the Executive Director's and Treasurer's Report.

NONE.
NO ACTION NEEDED.

8. 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 3:00 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 3:03 p.m. No action was taken during the Executive Session.

9. ADJOURNMENT

President Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:03 p.m.