SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2024 OFFICIAL MEETING MINUTES

DATE: August 30, 2024

TIME AND PLACE: The Public Facility Corporation met in session at 3:52 p.m., via Zoom and in person at 100 W Houston, San Antonio, TX 78205.

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

ABSENT: Antoinette Brumfield, Mark Carmona, Rachell Hathaway, and Councilmember Dr. Sukh Kaur.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Susan Snowden- Finance Director San Antonio Housing Trust; Tom Roth- Director of Development 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; Joleen Garcia- District 2; Edward Mungia- District 4; Justin Renteria- District 5; Mayra Rivero- Endeavors; Raven Kearney- Veteran Affairs; Lamar Elliott- Veteran Affairs; Daniel Matian- Good Homes; Kristin Davila- Merced; Ryan Baldwin- Franklin Development; Dr. Johnny Compos- Merced; John Gauna- City of San Antonio Department of Human Services; 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 Lauren Bejaran.

2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JULY 26, 2024.**

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Jordan Ghawi seconded to approve the minutes of July 26, 2024.
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.**

Larry Romo, National Vice President For Veterans of League of United Latin American Citizens (LULAC), spoke in support of Item #4 for Good Homes San Antonio.

Kristin Davila, President and Executive Director of Merced Housing Texas, spoke in support of Item #5 for the Oscar Eason Apartments.

4. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE GOOD HOMES SAN ANTONIO APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND THE LEASE OF SUCH LAND FOR THE 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 final approval for The Good Homes San Antonio Apartments Transaction.

   Councilmember McKee-Rodriguez asked Pete Alanis what amenities the property will have. Pete Alanis turned the floor over to Daniel Matian from Good Homes to answer his question.

   Daniel responded stating that Good Homes plans to convert the dining room into a clubhouse for tenant services, including food pantries or Meals on Wheels Events. Other amenities include a dog park, a new fitness center, and a barber station on site.

   MINUTES COMMISSION ACTION:
   Councilmember McKee-Rodriguez motioned, and Jordan Ghawi seconded to approve Item #4 for The Good Homes San Antonio Apartments Transaction.
   AYES: 6
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

5. **BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION TO APPROVE AN AWARD OF A RECOVERABLE GRANT FROM THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO MERCED HOUSING TEXAS IN THE AMOUNT OF $500,000, TO BE USED FOR REHABILITATION AT THE OSCAR EASON SENIOR APARTMENTS; AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE ALL DOCUMENTS AND ADDRESSING RELATED MATTERS.**
   Executive Director Pete Alanis briefed the board on Item #5 for proposed resolution for Item #5 for the Oscar Eason Senior Apartments.

   MINUTES COMMISSION ACTION:
   Councilmember McKee-Rodriguez motioned, and Councilmember Viagran seconded to approve Item #5 for the Oscar Eason Senior Apartments.
   AYES: 6
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

6. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING THE ACQUISITION OF APPROXIMATELY 8.6 ACRES OF LAND AT EISENHAUER RD AND MIDCROWN DR.**

   Executive Director Pete Alanis briefed the board regarding the proposed resolution regarding the acquisition of approximately 8.6 acres of land at Eisenhauer Rd and Midcrown Dr.

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

7. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING RESOLUTION AUTHORIZING ACCEPTANCE OF CITY OF SAN ANTONIO FUNDS AND AMENDING AGREEMENTS TO REFLECT THE REVISED UNIT MIX FOR THE PRESERVE AT THE PORT PROJECT.**

   Executive Director Pete Alanis briefed the board on the proposed resolution for Item #7 for the Preserve at the Port Project.

   MINUTES COMMISSION ACTION:
   Jordan Ghawi motioned, and Councilmember Castillo seconded to approve Item #7 for the Preserve at the Port project.
   AYES: 6
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

8. **ADJOURNMENT**

   President Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 4:39 p.m.