SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: November 25, 2024

TIME AND PLACE: The Public Facility Corporation met in session at 2:00 p.m., via Zoom and in person at 100 W. Houston St., San Antonio, Texas 78205.

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

ABSENT: Antoinette Brumfield, Rachell Hathaway, and Councilmember Jalen McKee-Rodriguez.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust; Susan Snowden- Finance Director San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Frida Garcia- San Antonio Housing Trust; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust; Gina Roach- San Antonio Housing Trust; John Hernandez- 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; Nikisha Baker- SAMMinistries President and CEO; Peter Brewton- Director of HR&A Advisors, Inc.; Brad Kaufman- Vice President of Occupier Solutions for CBRE; Sabine Miramontes- SEFLA Languages.

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 OCTOBER 18, 2024.**

   MINUTES COMMISSION ACTION:
   Councilmember Castillo motioned, and Jane Paccione seconded to approve the minutes of October 18, 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.**

   NONE.

   NO ACTION TAKEN.

4. BRIEFING AND POSSIBLE ACTION ON ITEMS RELATED TO THE SAN ANTONIO HOUSING TRUST REVISED VIDA CONCEPTUAL DEVELOPMENT SITE PLAN.

A.) AUTHORIZING AN AMENDMENT TO THE FY 2025 CAPITAL BUDGET IN THE AMOUNT OF $50,000 TO SUPPORT THE SUBMISSION OF RFQS AND RFPS TO PROCURE DEVELOPERS FOR THE VIDA CONCEPTUAL DEVELOPMENT SITE PLAN.

B.) APPROVING THE UPDATED SAN ANTONIO HOUSING TRUST VIDA CONCEPTUAL DEVELOPMENT SITE PLAN.

Seema Kairam, Real Estate Development Manager for the San Antonio Housing Trust, briefed the board on Item 4A for the proposed site plan for the Judy at Vida Project.

Councilmember Viagran asked Executive Director Pete Alanis if the Judy at Vida will have a pool on site for residents. Pete Alanis responded saying a water feature or pool could possibly be added to the site plan. Councilmember Viagran also suggested a parking garage would be beneficial to both residents of the future Judy project and the residents of the Vida community.

Eric Cooper asked Pete Alanis what the commercial spaces on the site plan would be used for. Pete Alanis stated that the commercial spaces would be for amenities for the residential community. Eric Cooper suggested one of the commercial spaces could be used as a micro-food store or nutrition station for the residents of the Judy development.

Jane Paccione asked Pete Alanis if a playground would be on the site. Pete Alanis stated that a playground could possibly be integrated into the green tree space on site.

Pete Alanis briefed the board on Item 4B for the proposed Judy at Vida Project.

MINUTES COMMISSION ACTION:
Jane Paccione motioned, and Councilmember Castillo seconded to approve Item #4A for the Judy at Vida Project.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

MINUTES COMMISSION ACTION:
Jane Paccione motioned, and Jordan Ghawi seconded to approve Item #4B for the Judy at Vida Project.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

5. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AND AUTHORIZING THE EXECUTION OF ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS FOR THE JUDY AT VIDA APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board on Item #5 for the proposed Judy at Vida Project.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Castillo seconded to approve Item #5 for the Judy at Vida Project.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

6. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY MORTGAGE REVENUE NOTE (COMMONS AT ACEQUIA TRAILS APARTMENTS), SERIES 2024A-1; SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY REVENUE NOTE (COMMONS AT ACEQUIA TRAILS APARTMENTS), SERIES 2024A-2; AND OTHER MATTERS IN CONNECTION THEREWITH.**
Executive Director Pete Alanis briefed the board on Item #6 for the Commons at Acequia Trails Apartments Project.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Viagran seconded to approve Item #6 for the Commons at Acequia Trails Project.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

7. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE COMMONS AT ACEQUIA TRAILS 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 SAMM ACEQUIA TRAILS GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF THE COMMONS ACEQUIA TRAILS, 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.**

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #7 for the Commons at Acequia Trails Project.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

8. **BRIEFING AND DISCUSSION TO AMEND THE FY 2025 PFC CAPITAL BUDGET TO EXPEND UP TO $105,000 IN REIMBURSABLE INNER CITY TIRZ FUNDS FOR COMMUNITY ENGAGEMENT, SITE CONCEPT DESIGN SERVICES, AND ENVIRONMENTAL SITE CLEARING ACTIVITIES AT THE MIDCROWN PROPERTY.**

Pete Alanis briefed the board on Item #8 for the Midcrown Property.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Jane Paccione seconded to approve Item #8.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

9. EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST PFC WILL CONVENE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODES SECTION 551.072, (REAL PROPERTY) AND 551.071 (CONSULTATION WITH ATTORNEY) TO DISCUSS AND DELIBERATE THE ACQUISITION OF LAND PARCELS FOR PURPOSE OF AFFORDABLE HOUSING, COMMUNITY FACILITIES, OR OTHER PUBLIC PURPOSES.

A.) BRIEFING AND POSSIBLE ACTION AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY IN NCB 246 (DISTRICT 5) FOR AFFORDABLE HOUSING, COMMUNITY FACILITIES, OR OTHER PUBLIC PURPOSES.

B.) BRIEFING AND POSSIBLE ACTION AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY LOCATED AT THE CORNER OF NORTH FRIO AND WEST HOUSTON STREETS (DISTRICT 5) FOR AFFORDABLE HOUSING, COMMUNITY FACILITIES, OR OTHER PUBLIC PURPOSES.

C.) BRIEFING AND POSSIBLE ACTION AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1600 AND 1610 BUENA VISTA STREET (DISTRICT 5) FOR AFFORDABLE HOUSING, COMMUNITY FACILITIES, AND OTHER PUBLIC PURPOSES.

D.) BRIEFING AND POSSIBLE ACTION AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY AT 217 WARREN STREET (DISTRICT 1) FOR AFFORDABLE HOUSING, COMMUNITY FACILITIES, OR OTHER PUBLIC PURPOSES.

E.) RECONVENE INTO OPEN SESSION AND ACTION AS NECESSARY AS DISCUSSED IN EXECUTIVE SESSION.
President Rocha Garcia 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 3:24 p.m.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Jane Paccione seconded to approve Item #9A.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Jane Paccione seconded to approve Item #9B.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Kaur seconded to approve Item #9C.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Kaur seconded to approve Item #9D.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

10. ADJOURNMENT

President Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:26 p.m.