SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: August 15, 2025

TIME AND PLACE: The Public Facility Corporation met in session at 2:05 p.m., via Zoom and in person at 114 W. Commerce St., Municipal Plaza B Room, San Antonio, TX 78205.

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

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

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Lauren Bejaran Cardona- San Antonio Housing Trust; Michelle Barnes- 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; John Hernandez- San Antonio Housing Trust; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell; Tim Salas- District 4; Justin Renteria- District 5; Christina Martinez; Sabine Miramontes - SEFLA Languages Interpreter.

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order by Vice President Jane Paccione, and the roll was called by Michelle Barnes.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF JUNE 13, 2025
Jordan Ghawi motioned, and Councilmember Castillo seconded to approve the minutes of June 13, 2025.
Ayes: 5 Nays: 0 Abstained: 0
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 AWARD OF THE **PROJECT DC HOMELESS ACTION RESPONSE PLAN** SOLICITATION TO IMPROVE COORDINATION BETWEEN SERVICES PROVIDRERS, IDENTIFY GAPS, UNDERSTAND OPPORTUNITIES AND DEVELOP STRATEGIES TO IMPROVE THE HOMELESS RESPONSE IN CATTLEMAN'S SQUARE AREA; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A CONTRACT; AND AMENDING THE PUBLIC FACILITY CORPORATION CAPITAL BUDGET AS NECESSARY TO COMPLETE THIS WORK.
Pedro Alanis briefed the board on Item #4 regarding the Project DC Homeless Action Response Plan.

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Councilmember Dr. Kaur seconded to approve Item #4.
Ayes: 5 Nays: 0 Abstained: 0
The motion passed.

5. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE AWARD OF THE **PROJECT DC COMMUNITY ENGAGEMENT AND MASTER PLAN** SOLICITATION FOR COMMUNITY ENGAGEMENT, PARTNER ENGAGEMENT, MASTER PLAN ENGAGEMENT; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A CONTRACT; AND AMENDING THE PUBLIC FACILITY CORPORATION CAPITAL BUDGET AS NECESSARY TO COMPLETE THIS WORK.

Pedro Alanis briefed the board on Item #5, regarding the Project DC Community Engagement and Master Plan. Mark Maldonado and Paola Fernandez with Urban Alchemy Collective gave a brief presentation to the Board regarding the information.

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Councilmember Dr. Kaur seconded to approve Item #5.
Ayes: 5 Nays: 0 Abstained: 0
The motion passed.

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING A LOAN FROM THE PUBLIC FACILITY CORPORATION TO THE SAN ANTONIO HOUSING TRUST FOUNDATION IN THE AMOUNT OF $5,300,000 FOR THE ACQUISITION, IMPROVEMENTS, AND PREDEVELOPMENT COSTS ASSOCIATED WITH THE 111 W. TRAVIS BUILDING (ROBERT E. LEE APARTMENTS) AND OTHER MATTERS HEREWITH IN.

Pedro Alanis briefed the board on Item #6, for the PFC loan to the SAHT Foundation for the Robert E. Lee Apartments and the transfer of $1.7 million from the City. Jordan Ghawi commented to ensure that there is a commitment to utilize the ULI to form a committee regarding street-level activation. Councilmember Dr. Kaur asked if the budget would have to go higher to accommodate upcoming projects on the property. Pedro Alanis stated the budget may increase due to the level of repairs the building may need.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Dr. Kaur seconded to approve Item #6.
Ayes: 5 Nays: 0 Abstained: 0
The motion passed.

7. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE AWARD OF THE **BUENA VISTA ENGAGEMENT AND ARCHITECTURAL CONCEPT DEVELOPMENT** SOLICITATION FOR COMMUNITY ENGAGEMENT AND CONCEPT DESIGNWORK; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A CONTRACT; AND AMENDING THE PUBLIC FACILITY CORPORATION CAPITAL BUDGET AS NECESSARY TO COMPLETE THIS WORK.

Pedro Alanis briefed the Board on Item #7 and answered the questions they brough forward. Councilmember Dr. Kaur opened the floor to Mario Pena from Able City to provide a short presentation.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Dr. Kaur seconded to approve Item #7.
Ayes: 5 Nays: 0 Abstained: 0
The motion passed.

8. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION AND TAX CREDIT PARTNERSHIP INDUCEMENT 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 LOFTS OF CREEKVIEW APARTMENTS** TRANSACTION; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.
Pedro Alanis briefed the board on Item #8 regarding the Lofts at Creekview Apartments project.

NO ACTION TAKEN.

9. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF **THE LOMA VISTA LOFTS, LLC** RELATED TO THE PROPOSED FINANCING OF UP TO $2,000,000 IN ADDITIONAL TAX-EXEMPT BONDS FOR COSTS ASSOCIATED WITH ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE LOMA VISTA LOFTS AND OTHER MATTERS IN CONNECTION THEREWITH.
Pedro Alanis briefed the board on Item #9 regarding the application of the Loma Vista Lofts, LLC, for the proposed financing of additional tax-exempt bonds.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Jordan Ghawi seconded to approve Item #9.
Ayes: 5 Nays: 0; Abstained: 0
The motion passed.

10. 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 LAND BANKING AND TO OBTAIN LEGAL ADVICE AND COUNSEL RELATING TO THE PFC'S LEGAL RIGHTS, DUTIES, OBLIGATIONS, AND OPTIONS.

Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 2:47 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), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development). ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION

Vice President Jane Paccione reconvened the San Antonio Housing Trust Public Facility Corporation meeting at 3:36 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 was adjourned at 3:37 p.m.