



PECAN HILL APARTMENTS, INC.
MEETING
APRIL 3, 2023



VIRTUAL
Number: (346) 248-7799
Meeting ID: 93839434337#
Passcode: 654170#

IN PERSON
818 S. Flores St.
San Antonio, TX 78204

BOARD OF DIRECTORS

- | | | | | | | |
|-------------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|---------------------------|---------------------------|
| Dr. Ana "Cha" Guzmán
Chair | Gabriel Lopez
Vice Chair | Gilbert Casillas
Director | Dalia Contreras
Director | Loren D. Dantzer
Director | Olga Kauffman
Director | Ignacio Perez
Director |
|-------------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|---------------------------|---------------------------|

PRESIDENT & CEO

Ed Hinojosa, Jr.

PECAN HILL APARTMENTS, INC. MEETING
1:00 p.m. | Monday | April 3, 2023

At least four Directors will be physically present at this location, and up to three other Directors may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Directors or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

PUBLIC COMMENT

2. **Public Comment** - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to Opportunity Home matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

MINUTES

3. Minutes
 - Approval of the January 14, 2010, Pecan Hill Apartments, Inc. meeting minutes

CONSENT ITEM

4. Consideration and approval regarding Resolution 23PH-03-15, authorization to enter into a separate contract with the City of San Antonio for housing bond funds up to \$438,431 (Brandee Perez, Chief Operating Officer; Timothy E. Alcott, Chief Legal and Real Estate Officer)
5. Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given

that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”



A COMMUNITY OF POSSIBILITIES

MINUTES OF PECAN HILL APARTMENTS, INC. MEETING

I. Call to Order:

President Cavazos called the Pecan Hill Apartments, Inc. Meeting to order at 3:22 PM CST on January 14, 2010. The meeting was held at the San Antonio Housing Authority Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Directors Present:

President Ramiro Cavazos, Vice President Brian Herman, Rebecca Galvan, Richard Gambitta, and Stella Molina.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Lourdes Castro Ramirez and Alejandra Villarreal, Acting Legal and Compliance Officer.

Directors Absent:

Yolanda Hotman.

Quorum:

A quorum was established with five (5) voting members present.

II. Minutes

President Cavazos moved to approve the April 8, 2009, Pecan Hill Apartments, Inc. Meeting minutes. Director Galvan seconded the motion. The motion carried with five (5) in favor and none against.

Consent Item

III. Resolution 10PH-01-01

Consideration and approval regarding Resolution 10PH-01-01, authorizing the appointment of assistant secretary/treasurers of the Pecan Hill Apartments, Inc. (Alejandra Villarreal, Acting Legal and Compliance Officer)

Main Motion Regarding Item 3

Moved by President Cavazos. Seconded by Director Gambitta. The motion carried with five (5) in favor and none against.

IV. Adjournment

The meeting adjourned at 3:28 PM CST.

ATTEST:



A COMMUNITY OF POSSIBILITIES

Ana M. "Cha" Guzman
Chair, Board of Directors

Date

Ed Hinojosa, Jr.
Secretary/Treasurer

Date

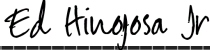



PECAN HILL APARTMENTS, INC.

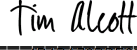
April 3, 2023

**BOARD OF DIRECTORS
Pecan Hill Apartments, Inc. Meeting**

**RESOLUTION 23PH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT
WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$438,431**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

B00737B8288042A...
Brandee Perez
Chief Operating Officer

DocuSigned by:

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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 23PH-03-15, to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$438,431.

SUMMARY:

Opportunity Home was awarded City of San Antonio Housing bond funds for five projects that were submitted. The total awarded funds are up to \$17,419,293 for the following communities: Woodhill, Cottage Creek, Pecan Hill, Alazan Expansion and Westside Reinvestment Initiative.

Pecan Hill

- Award Amount - \$438,431
- Project Details - Elevator modernization
- Estimated project completion date - March 2024; pending any supply chain issues

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 23PH-03-15
Presentation

**Pecan Hill Apartments, Inc.
Resolution 23PH-03-15**

RESOLUTION 23PH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$438,431

WHEREAS, one of Opportunity Home’s strategic goals is to expand the supply of affordable housing; and

WHEREAS, Opportunity Home was awarded City of San Antonio Housing bond funds for the Pecan Hill rehabilitation project that was submitted; and

WHEREAS, Pecan Hill was awarded \$438,431; and

WHEREAS, the project will include: elevator moderation; and

WHEREAS, the estimated project completion date is March 2024 pending any supply chain issues.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Pecan Hill Apartments, Inc. hereby:

- 1) Approves Resolution 23PH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$438,431.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Passed and approved the 3rd day of April 2023.

Ana M. “Cha” Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Acceptance of Bond Funds

CoSA Contract

Overview

01

Approved Projects

02

Timeline

03

Contract Approval

Pecan Hill



Housing Bond Funding
\$438,431

Project Detail
Elevator modernization

Estimated project completion
March 2024

Timeline

Contract negotiations

February/March 2023

Board update on approved projects and contract

March 2023

Board final approval of the contracts

April 2023

Project Completion

Pecan Hill

March 2024

Contract Approval

Staff is seeking Board approval of the following contracts once received from the City.

- Cottage Creek
- Pecan Hill
- Woodhill
- Alazan
- Westside Reinvestment Initiative

QUESTIONS?

