



SPRINGHILL/COURTLAND HEIGHTS PUBLIC
FACILITY CORPORATION MEETING
APRIL 3, 2023



A COMMUNITY OF POSSIBILITIES

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

818 S. Flores St.

San Antonio, TX 78204

BOARD OF DIRECTORSDr. Ana "Cha" Guzmán
ChairGabriel Lopez
Vice ChairGilbert Casillas
DirectorDalia Contreras
DirectorLoren D. Dantzer
DirectorOlga Kauffman
DirectorIgnacio Perez
Director**PRESIDENT & CEO**

Ed Hinojosa, Jr.

SPRINGHILL/COURTLAND HEIGHTS PUBLIC FACILITY CORPORATION 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 December 1, 2016, Springhill/Courtland Heights Public Facility Corporation meeting minutes

CONSENT ITEM

4. Consideration and approval regarding Resolution 23SHCH-03-15, authorization to enter into a separate contract with the City of San Antonio for housing bond funds up to \$1,740,069 (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 SPRINGHILL/COURTLAND HEIGHTS PUBLIC FACILITY CORPORATION MEETING

I. Call to Order:

Chair Stribling called the Springhill/Courtland Heights Public Facility Corporation Meeting to order at 1:50 PM CST on December 1, 2016. The meeting was held at the San Antonio Housing Authority Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Directors Present:

Chair Dr. Morris A. Stribling, DPM, Vice-Chair Charles Munoz, Charles Clack, Marie R. McClure, and Jessica Weaver.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Interim President and CEO David Nisivoccia and Thomas Roth, Director of Asset Management.

Directors Absent:

Thomas F. Adkisson and Francesca Caballero.

Quorum:

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

II. Minutes

Director Weaver moved to approve the September 1, 2016, Springhill/Courtland Heights Public Facility Corporation Meeting minutes. Director Clack seconded the motion. The motion carried with five (5) in favor and none against.

Consent Item

III. Resolution 16SHCH-12-01

Consideration and appropriate action regarding Resolution 16SHCH-12-01, re-approving the issuance of Springhill/Courtland Heights Public Facility Corporation's Promissory Note to Frost Bank to finance the improvements to Cottage Creek I and II and Courtland Heights apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)

Main Motion Regarding Item 3

Moved by Director Clack. Seconded by Director Munoz. The motion carried with five (5) in favor and none against.

IV. Adjournment

The meeting adjourned at 1:51 PM CST.



A COMMUNITY OF POSSIBILITIES

ATTEST:

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

Date

Ed Hinojosa, Jr.
Secretary/Treasurer

Date



**BOARD OF DIRECTORS
Springhill/Courtland Heights Public Facility Corporation Meeting**

**RESOLUTION 23SHCH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE
CONTRACT WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO
\$1,740,069**

DocuSigned by:
Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Brandee R. Perez
B00757B626042A...
Brandee Perez
Chief Operating Officer

DocuSigned by:
Tim Alcott
4DTBA70BBE804B5...
Timothy E. Alcott
Chief Legal and Real
Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 23SHCH-03-15, to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$1,740,069.

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.

Cottage Creek

- Award Amount - \$1,740,069
- Project Details - Replacement of condensing units and parking lot and sidewalk repairs
- Estimated project completion date - December 2023; 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 23SHCH-03-15
Presentation

**Springhill/Courtland Heights Public Facility Corporation
Resolution 23SHCH-03-15**

RESOLUTION 23SHCH-03-15, AUTHORIZATION TO ENTER INTO A SEPARATE CONTRACT WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$1,740,069

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 Cottage Creek rehabilitation project that was submitted; and

WHEREAS, Cottage Creek was awarded \$1,740,069; and

WHEREAS, the project will include: replacement of condensing units and parking lot and sidewalk repairs; and

WHEREAS, the estimated project completion date is December 2023 pending any supply chain issues; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Springhill/Courtland Heights Public Facility Corporation hereby:

- 1) Approves Resolution 23SHCH-03-15, authorization to enter into a separate contract with the City of San Antonio for Housing Bond funds up to \$1,740,069.
- 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

Cottage Creek



Housing Bond Funding

\$1,740,069

Project Detail

- Replacement of condensing units
- Repairs of the parking lot and sidewalks

Estimated project completion

December 2023

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

Cottage Creek

December 2023

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?

