



JOIN MEETING
818 S. Flores St.
San Antonio, TX 78204

BOARD OF DIRECTORS

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|------------------------|--------------------------------|-------------------------------------|-----------------------------|------------------------------------|--------------------------|---------------------------|
| Gabriel Lopez
Chair | Gilbert Casillas
Vice Chair | Barbara Ankamah Burford
Director | Dalia Contreras
Director | Estrellita Garcia-Diaz
Director | Janet Garcia
Director | Leilah Powell
Director |
|------------------------|--------------------------------|-------------------------------------|-----------------------------|------------------------------------|--------------------------|---------------------------|

ACTING PRESIDENT & CEO

Michael Reyes

LAS VARAS PUBLIC FACILITY CORPORATION MEETING

1:00 p.m. | Wednesday | October 9, 2024

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.

CITIZENS TO BE HEARD

2. **Citizens to Be Heard** at approximately 1:00 p.m. (may be heard after this time). Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster or register online prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English interpreter will be available to citizens.

Now is the time for Citizens to be Heard. 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 Citizens to be Heard portion of the agenda.

MINUTES

3. Minutes
 - Approval of the September 17, 2024, Las Varas Public Facility Corporation meeting minutes

CONSENT ITEMS

4. Consideration and approval regarding Resolution 24LVPCF-10-12, concerning the approval of an application for carryforward of volume cap allocation reservation of \$27,000,000 for the North Pond Apartments Project (Timothy Alcott, Executive Vice President of Development and General Counsel)
5. Consideration and approval regarding Resolution 24LVPCF-10-19, concerning the application of LDG Pearsall Place, LP, relating to the proposed financing of up to \$40,000,000 of the costs of the acquisition, construction, and equipping of the Pearsall Place Apartments, to be located on Old Pearsall Road approximately one-quarter mile north of the northeast corner of the intersection with southwest

loop 410, San Antonio, Texas, 78242; and other matters in connection therewith (Timothy Alcott, Executive Vice President of Development and General Counsel)

6. Consideration and approval regarding Resolution 24LVPFC-10-09, concerning the application of the NRP Group or an affiliate thereof relating to the proposed financing of up to \$45,000,000 of the costs of the acquisition, construction, and equipping of the Lakeside Lofts Apartment Project, to be located at 5606 US Highway 87 E, San Antonio, Texas 78222; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)
7. Consideration and approval regarding Resolution 24LVPFC-10-10, concerning the application of Kittle Property Group or an affiliate thereof relating to the proposed financing of up to \$35,000,000 of the costs of the acquisition, construction, and equipping of the Emberstone Apartments Project, to be located on a tract of land containing approximately 12.67 acres directly adjacent to and north of the tract of land at 14970 Watson Road, San Antonio, Texas 78073; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)
8. Consideration and approval regarding Resolution 24LVPFC-10-11, concerning the application of Union Development Holdings, LLC or an affiliate thereof relating to the proposed financing of not to exceed \$50,000,000 of the costs of the acquisition, construction, and equipping of the Union at Commerce Project, to be located at 1231 E. Commerce St, San Antonio, Texas, 78205; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)
9. Consideration and approval regarding Resolution 24LVPFC-10-16, concerning the application of Mission Development Group, LLC or an affiliate thereof relating to the proposed financing not to exceed \$20,000,000 of the costs of the acquisition, rehabilitation, and equipping of the Westwood Plaza Project, located at 2600 Westward Drive, San Antonio, Texas; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)
10. Consideration and approval regarding Resolution 24LVPFC-10-17, concerning the application of Union Development Holdings, LLC or an affiliate thereof relating to the proposed financing of not to exceed \$50,000,000 of the costs of the acquisition, construction, and equipping of the central at MLK Project, to be located at 2500 Martin Luther King Dr, San Antonio, Texas, 78203; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)
11. Consideration and approval regarding Resolution 24LVPFC-10-18, concerning the application of Rufino Contreras Affordable Housing, Inc. or an affiliate thereof relating to the proposed financing of up to \$12,000,000 of the costs of the construction, rehabilitation, and equipping of the Sacred Heart Villa Apartments Project, located at approximately 120 S. Trinity Street, San Antonio, Texas; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
12. Consideration and approval regarding Resolution 24LVPFC-10-20 concerning the application of Opportunity Home San Antonio or an affiliate thereof relating to the proposed financing not to exceed \$30,000,000 of the costs of the acquisition, rehabilitation, and equipping of the Villas de Costa Valencia Project, located at 13656 O'Connor Road, San Antonio, Texas; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
13. Consideration and approval regarding Resolution 24LVPFC-10-21, concerning the application of Opportunity Home San Antonio or an affiliate thereof relating to the proposed financing not to exceed \$35,000,000 of the costs of the acquisition, rehabilitation, and equipping of the Rosemont at Highland Park Project, located at 1303 Rigsby Drive, San Antonio, Texas; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

14. Consideration and approval regarding Resolution 24LVPFC-10-22, concerning the application of Opportunity Home San Antonio or an affiliate thereof relating to the proposed financing not to exceed \$20,000,000 of the costs of the acquisition, rehabilitation, and equipping of the Park at Sutton Oaks, located at 1010 Locke Lane Drive, San Antonio, Texas; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

15. Adjournment

Posted on 10/2/2024 05:00 PM

*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."