

BOARD OF COMMISSIONERS

Gabriel Lopez Chair	Gilbert Casillas Vice Chair	Barbara Ankamah Burford Commissioner	Dalia Contreras Commissioner	Estrellita Garcia-Diaz Commissioner	Janet Garcia Commissioner	Leilah Powell Commissioner
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ACTING PRESIDENT & CEO

Michael Reyes

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING*

1:30 p.m. | Wednesday | February 19, 2025

If this meeting becomes a Special Board Meeting, at least four Commissioners will be physically present at this location, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Commissioners 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 1:30 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 before 1:15 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

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.

INDIVIDUAL ITEMS

3. Consideration and appropriate action Regarding Resolution 6715, authorizing the Converse Ranch II Apartments Project Refinancing, including the expenditure of Moving to Work funds in an amount not to exceed \$3,000,000; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-02-01 authorizing a loan from Frost Bank in an amount of approximately \$2,000,000; the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
4. Consideration and appropriate action regarding Resolution 6717, authorizing the Elan Gardens Apartments Project acquisition and refinancing, including authorizing the

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expenditure of Moving to Work funds in an amount of approximately \$2,000,000; authorizing San Antonio Housing Finance Corporation to approve resolution 25FIN-02-01 authorizing actions required to effect the refinancing; authorizing San Antonio Housing Facility Corporation to approve resolution 25FAC-02-02 authorizing the formation of a single member limited liability company to acquire all ownership interests of and take all actions to merge, convert, and/or dissolve Enclave Gardens, Ltd. and to provide for the borrowing of funds from Frost Bank for a loan in an amount not to exceed \$13,000,000, and all other actions necessary to effect the project refinancing; and authorizing Las Varas Public Facility Corporation to approve resolution 25LVPFC-02-01 authorizing the transfer of the general partner interest and all actions necessary to effect the project refinancing; the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

5. Consideration and appropriate action regarding Resolution 6719, authorizing the sale of the Rosemont at Highland Park Project; inducing a public-private partnership with LXMI Capital, LLC to own such Project; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
6. Consideration and appropriate action regarding Resolution 6720, authorizing the sale of the Costa Valencia Project; inducing a public-private partnership with LXMI Capital, LLC to own such Project; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

DISCUSSION ITEM

7. Update and discussion regarding Opportunity Home legislative update and priorities (Teresa Menendez Myers, Chief of Staff)

CLOSED SESSION

8. Closed Session

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Update and discussion with attorney regarding the President and CEO and Executive Leadership Team compensation study results
- Discussion and consultation with attorney regarding CEO assessment and goals, CEO search, CEO job description, and related matters

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REPORTS

- Operations Report
- Procurement Activity Report

RESOURCE

- Developments Overview Table

9. Adjournment

Posted on: 2/12/2025 5:00 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 the 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.

*These committee meetings may become special board meetings if a quorum of the Board attends. No final action is contemplated at these meetings.

"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."