

Neldys Ortiz
Executive Director



**BEXAR
MANAGEMENT
DEVELOPMENT
CORPORATION**

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Lupe Torres
Chairman, Precinct 2

Robert Wehrmeyer
Vice Chairman, County Judge

Kirk W. Francis
Commissioner, Precinct 3

Arrie B. Porter MFA
Commissioner, Precinct 1

Jennifer Gonzalez
Commissioner, Precinct 4

September 14, 2023

Regular Meeting of the Board of Bexar Management Development Corporation

The Board of Commissioners will convene an in-person public meeting pursuant to the Texas Open Meeting Act. Pursuant to Texas Government Code §551.127, one or more Commissioners of the Housing Authority of Bexar County may attend this public meeting remotely by means of a two-way video conference call via live video and audio feed that is clearly visible and audible to each other Commissioner and to members of the public in attendance at the meeting location listed below.

Date of Public Meeting: Tuesday, September 19, 2023, at 4:30 PM, HABC followed by BMDC.

Time of Public Meeting: 4:30 p.m.

Physical Location of Public Meeting: 1954 E. Houston St. Suite 104, San Antonio, Texas 78202

Zoom Credentials:

<https://us02web.zoom.us/j/88237154143?pwd=THkwUnhVUUF0czNWT1p1djodnBaZz09>

Telephonic Dial-In: United States: +1 346 248 7799



UG-98-2023-29397

Meeting ID: 882 3715 4143

Passcode: 757098

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AGENDA

1. Call meeting to order
2. Citizen Comment

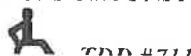
Upon recognition of the Presiding Officer, a citizen may address the Board of Commission on any topic not to exceed three minutes. The Board of Commissioners may not discuss the topic or respond to the speaker. The Presiding Officer may refer any matter or issue raised to the Executive Director.

ANNOUNCEMENTS

CONSENT AGENDA

The Board of Commissioners may act on all items on the Consent Agenda by one vote without individual consideration, unless requested by a Commissioner, in which event the item or items will immediately be withdrawn for individual consideration in the normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one motion and vote of the Board of Commissioners.

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3. Discussion and possible action regarding the minutes of the Board meeting held on August 29, 2023.
4. Discussion and possible action regarding the 2024 Rents for the BMDC Communities: Remigio Valdez Apartment, Bear Spring Apartments and Rosemont at Millers Pond Apartments.

REPORTS and INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion of the Executive Director Report.
6. Discussion and possible action regarding the Financial Report.
7. Discussion and possible action regarding Millers Pond Refinance.
8. Discussion and possible action regarding Resolution BMDC #2023-008 concerning the application of Kittle Property Group, Inc., Relating to the proposed financing of up to \$38,000,000 of the costs of the acquisition, construction, and equipping of the Culebra Road Apartments, to be located at approximately 15024 Culebra Road; and other matters in connection therewith.
9. Discussion and possible action regarding Resolution BMDC #2023-009 inducing The Culebra Road Apartments Transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for Low Income Housing Tax Credits; and authorizing the negotiation and execution of a Memorandum of Understanding; and other matters in connection therewith.
10. Discussion and possible action regarding Resolution BMDC #2023-010 authorizing the Millers Pond refinancing, including the issuance of a Tax-Exempt Note to Frost Bank, the creation of a Limited Liability Company to own Millers Pond, the conveyance of the Miller's Pond Apartments and land to the Corporation or Limited Liability Company or the assignment of the lease for the land to the Corporation or Limited Liability Company and other matters in connection therewith.
11. Discussion and possible action regarding Millers Pond Apartments - legal consultant.
12. Discussion and possible action regarding Cushman and Wakefield - legal consultant.
13. Chairman's Report
14. Adjournment

THE BOARD RESERVES THE RIGHT TO CONVENE IN CLOSED MEETING TO DELIBERATE ANY MATTER PERMITTED UNDER CHAPTER §§551.001, *et. Seq.* OF THE TEXAS GOVERNMENT CODE IN CONNECTION WITH ANY OPEN MEETING ITEM LISTED ABOVE. FURTHER, THE BOARD WILL TAKE ANY ACTION ON ANY ITEM DISCUSSED IN CLOSED SESSION IN OPEN SESSION.

DISABILITY ACCESS STATEMENT

This regular meeting is wheelchair accessible. The accessible entrance is located at 1954 E. Houston St, Ste. 104, front entrance. Accessible parking spaces are located at 1954 E. Houston parking lot. Auxiliary aids and services are available upon request (interpreters for the deaf) must be requested forty-eight (48) hours prior to the meeting) you may call #711 for TDD assistance.

FILE INFORMATION

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Neldys Ortiz, Secretary