

Neldys Ortiz
Secretary



**BEXAR
MANAGEMENT
DEVELOPMENT
CORPORATION**

1954 E. Houston St., Suite 104, San Antonio, Texas 78202
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Lupe Torres
Chairman, Precinct 2

Robert Wehrmeyer
Vice Chairman, County Judge

Kirk W. Francis
Commissioner, Precinct 3

Demonte Alexander
Commissioner, Precinct 1

Vacant
Commissioner, Precinct 4

September 12, 2024



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 17, 2024, 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/89005030487?pwd=aJNSaScnRRb5wQUyoXVpSOwabMjlEp.1>

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

Meeting ID: 890 0503 0487

Passcode: 477497

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AGENDA

1. Call meeting to order
2. Citizen Comment

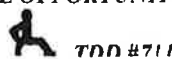
Upon recognition of the Presiding Officer, a citizen may address the Board of Commission on any topic not to exceed three minutes. The Board of Commissioners may not discuss the topic or respond to the speaker. The Presiding Officer may refer any matter or issue raised to the Executive Director.

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individual consideration, unless requested by a Commissioner, in which event the item or items will immediately be withdrawn for individual consideration in the normal sequence after the items not requiring separate discussion have been acted upon.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.

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.



3. Discussion and possible action regarding the minutes of the Board meeting held on August 20, 2024.
4. Discussion and possible action regarding 2025 Rent Increases for Remigio Valdez, Bear Spring and Millers Pond.

REPORTS and INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion of the Executive Director Report.
6. Discussion and possible action regarding the Financial Reports for the month of August 2024.
7. Resolution concerning the application of the NRP group relating to the proposed financing of up to \$50,000,000 of the costs of the acquisition, construction, and equipping of The Sage Apartments, to be located at approximately 7193 Old Talley Road 7; and other matters in connection therewith.
8. Resolution inducing the Sage 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.
9. Resolution inducing the Galm Road Apartments transaction; and authorizing all filings and agreements with the 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. Resolution authorizing the Bexar Management and Development Corporation Multifamily Tax-Exempt Bonds (Fannie Mae MBS Secured) (Oso Apartments) Series 2024; and Bexar Management and Development Corporation Multifamily Taxable Mortgage-Backed Bonds (M-TMBS) (Oso Apartments) Series 2024 (Federally Taxable); and other matters in connection therewith.
11. Resolution authorizing the Oso Apartments Transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of all of the membership interest of BMDC Oso Apartments GP, LLC and its admission as the General Partner Of Oso Apartments, LTD.; and authorizing the financing for such transaction; and authorizing the Bexar Management And Development Corporation to serve as the General Contractor; and other matters in connection therewith.
12. Resolution authorizing the Bexar Management and Development Corporation Multifamily Housing Revenue Bonds (Hill View Heights Apartments) Series 2024; and other matters in connection therewith.
13. Resolution authorizing the Hill View Heights Apartments transaction (f/k/a Culebra Road Apartments), including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in BMDC Hill View Heights GP, LLC and its admission as the General Partner of Hill View Heights, LP; and authorizing the financing for such transaction; and authorizing Bexar Management And Development Corporation to serve as the general contractor; and other matters in connection therewith.
14. Resolution concerning the application of Versa Development Group relating to the proposed financing of the greater of \$50,000,000 or 1.7% of the state volume cap, but not to exceed \$60,000,000 of the costs of the acquisition, rehabilitation, construction, and equipping of the Bear Springs Apartments, located at approximately 11803 Marbach Road and 2323 Bear Springs Drive; and other matters in connection therewith.

15. Resolution concerning the application of Versa Development Group relating to the proposed financing of the greater of \$50,000,000 or 1.7% of the state volume cap, but not to exceed \$60,000,000 of the costs of the acquisition, rehabilitation, construction, and equipping of the Rosemont at Millers Pond Apartments, located at approximately 2600 Old Pearsall Road; and other matters in connection therewith.
16. Resolution concerning the application of Versa Development Group relating to the proposed financing of the greater of \$50,000,000 or 1.7% of the state volume cap, but not to exceed \$60,000,000 of the costs of the acquisition, rehabilitation, construction, and equipping of the Colonia Remigio Valdez Apartments, located at approximately 3760 Remigio Street; and other matters in connection therewith.
17. Resolution inducing The Vantage at Fair Oaks Apartments in collaboration with American Agape Foundation, Inc. or Agape Community Sports Services, Inc., to be located at 9135 Dietz Elkhorn Road; expressing the intent to finance expenditures to be incurred and to reimburse them with tax exempt bond proceeds; and other matters in connection therewith.
18. Discussion and possible action approving the terms of participating in the Vantage at Helotes Project.
19. Discussion and possible action regarding Salado Creek.
20. Consultation with attorney regarding Housing Authority of Bexar County et al v. Cushman & Wakefield et al; Cause No. 2024-CI-08239; In the District Court of the 13st Judicial District; Bexar County, Texas. (551.071)
21. Chairman's Report
22. 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.


Neldys Ortiz, Secretary

FILE INFORMATION

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