



UG-98-2825-31077



**BEXAR
MANAGEMENT
DEVELOPMENT
CORPORATION**

Neldys Ortiz
Secretary

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Lupe Torres
President, Precinct 2

Ken Lowe
Vice Chairman, Precinct 4

Harold Oliver
Commissioner, County Judge

Kirk W. Franks
Commissioner, Precinct 3

Vacant
Commissioner, Precinct 1

November 12, 2025

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, November 18, 2025, 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/82908696630?pwd=Opg70K0e5BgD6vmoEc3GcQxyjobHS1.1>

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

Meeting ID: 829 0869 6630

Passcode: 111488

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individual consideration, unless requested by a Commissioner, in which event the item or items will immediately be withdrawn for individual consideration in the normal sequence after the items not requiring separate discussion have been acted upon.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

3. Discussion and possible action regarding the minutes of the Board meeting held on October 21, 2025.

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TDD #711

REPORTS and INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion of the Secretary Report.
5. Discussion and possible action regarding the Financial Reports for the month of October 2025.
6. Discussion and possible action regarding Resolution BMDC #2025-017 Authorizing the selection of Aspen Oak as the purchaser of the Salado Creek Apartments and approving a Letter Of Intent in connection therewith; Authorizing the negotiation and execution of a Purchase And Sale Agreement with Aspen Oak for the sale of the Salado Creek Apartments; Inducing A Public-Private Partnership in collaboration with Aspen Oak or an affiliate thereof for the Salado Creek Apartments transaction; authorizing the negotiation and execution of a Term Sheet; and other matters in connection therewith.
7. Discussion and possible action regarding Resolution BMDC #2025-018 authorizing the Bexar Management and Development Corporation Multifamily Housing Revenue Bonds (Miller's Pond Apartments) Series 2026; and other matters in connection therewith.
8. Discussion and possible action regarding Resolution BMDC #2025-019 authorizing the Miller's Pond Apartments transaction, including the execution of all documentation necessary to carry out the transaction; authorizing BMDC Millers Pond, LLC to sell the project to miller's pond apartments SA, LP; 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 in BMDC Miller's Pond GP, LLC and its admission as the General Partner of Miller's Pond Apartments SA, LP; authorizing the financing for such transaction; Authorizing Bexar Management And Development Corporation to enter into a joint venture agreement to serve as the general contractor; and other matters in connection therewith.
9. Discussion and possible action regarding the Property Management Company at Salado Creek.
10. Discussion and possible action regarding capital projects in Bear Spring Apartments.
11. President's Report
12. Adjournment

Executive Session. The Bexar Management and Development Corporation Board reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development). ***ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON 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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Neidys Ortiz, Secretary