

**MEETING OF THE BOARD OF COMMISSIONERS**  
**URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO**  
**(formerly d/b/a San Antonio Development Agency and**  
**presently d/b/a Office Of Urban Redevelopment – OUR SA)**

**DATE:** August 19, 2020  
**TIME:** 12:00 PM  
**PLACE:** (No In Person Access to This Meeting)

**WebEx and Call-In**

**Meeting Number:** 133 902 6454  
**Meeting Password:** aAtv5d7ZsE6

**Call In Number:** 415-655-0001

Notice is hereby given pursuant to Texas Government Code Sections 551.125 and 551.045 that due to the threat of community spread of COVID-19, a Meeting of the Office Of Urban Redevelopment – San Antonio Board of will be held on Wednesday, August 19, 2020, beginning at 12:00 PM. In accordance with the waiver to certain provisions of the Texas Open Meetings Act issued by Governor Greg Abbott on March 16, 2020, and in the interest of avoiding large gatherings and promoting social distancing during this pandemic, all Board members will participate via WebEx teleconference and Call-In.

*Please Note: Following the Mayor's Declaration of a Public Health Emergency, NHSD modified business practices. We are open for business. However, to limit the spread of COVID-19, the NHSD lobby is closed until further notice. We are working remotely during this time but will continue to be available via email or phone during regular business hours. Should you need to meet with me, please call or email me. For deliveries call 210-207-6459 to make arrangements. Our goal is to limit the disruption of services as much as possible. Thank you for your patience and understanding during this critical time.*

**PUBLIC PARTICIPATION**

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Office of Urban Redevelopment – San Antonio (OUR SA) Board meetings and state law. Public comment may be provided as follows:

1. Submit written comments (up to 300 words maximum) via email by 3:00 PM on Friday, August 14, 2020 to the OUR SA Board liaison: Scott Price at [scott.price@sanantonio.gov](mailto:scott.price@sanantonio.gov)

These comments will be read at the beginning of the meeting as scheduled. Please include your full name, home or work address, and item number (if applicable).

2. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item number on which you would like to speak on at (210) 207-6357 by 3:00 PM on Friday, August 14, 2020. City staff will contact you for discussion but cannot guarantee a specific time. Once you join the call, you will be given two (2) minutes to provide your comments.

\* Note: Comments may be submitted in Spanish. Written comments, voicemail messages and requests to make comments during the meeting live must be received by Thursday, August 13, 2020 at 11:00 AM to allow time to secure translation services.

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**MINUTES**

- CALL TO ORDER  
**The WebEx meeting was called to order at 12:02 pm by Chairman Rodriguez**
- ROLL CALL
  - a. Director's in Attendance:
    - Ramiro Gonzales
    - Juan Garcia
    - David Rodriguez
    - Zar Haro
    - Susan Wright
    - Maria Nelson
  - b. Director's Absent: None
  - c. Management and Staff Present:

Vero R. Soto, Director NHSD	Doug Poneck, Escamilla & Poneck
Jaime Damron, NHSD	James Wilson, NHSD
Deborah Bell, NHSD	Gloria Alvarado, NHSD
Ian Benavidez NHSD	Scott Price, OUR SA/SAAH
Jameene Williams. CAO	
  - d. Visitors
    - Mary Nielson
    - Cosima Colvin
    - Michael Taylor, Cross Timber Homes
- PUBLIC COMMENTS – None at this time

1. APPROVAL OF MINUTES FROM **FEBRUARY 19, 2020**

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the meeting minutes as written.**

**In Favor: All**

2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (**Gloria Alvarado, Department Fiscal Manager**)

Discussion: Ms. Alvarado reviewed the current combined financial report with the Board. This presentation is for information only, and there were no questions or comments.

3. ACTION ITEMS:

- a. Discussion and Possible Action regarding the sale of property legally described as **Lot E 33.33 Feet of 24, Block 13, NCB 1556** in the City of San Antonio, Bexar County, Texas commonly known as **246 G Street. (Scott Price, OUR SA Real Estate Manager)**

Discussion: Staff presented a proposed bid for 247 G Street, a property held and maintained by OUR SA since 1987. A bid was received in May of 2020 from the adjacent property owners – Mr. and Ms. Carrillo for the purpose to expand their backyard to allow for an expansion of their existing home. The bid was for \$6,130. The EMC stated the price would also include all closing costs in addition to their bid. The buyers agreed to this and have signed the Contract.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the sale of 247 G. Street to the Carrillo's as agreed.**

**In Favor: All**

- b. Discussion and Possible Action regarding Release of Lien for **622 Dolorosa** required for that certain Warranty Deed dated December 5, 1963 and filed of record in the Deed Records of Bexar County, Texas, in **Volume 5125, Pages 431-437. (Scott Price, OUR SA Real Estate Manager)**

Discussion: Staff presented a PowerPoint request from UTSA Board of Regents and Bexar County to release the deed covenants associated with this property. The property is being sold to UTSA for the expansion of their downtown campus.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the release of deed covenants as presented and for the reasons stated by staff.**

**In Favor: All**

- c. Discussion and Possible Action regarding Release of Lien for **322 West Commerce** required for that certain Warranty Deed dated May 21, 1975 and filed of record in the Deed Records of Bexar County, Texas, in **Volume 7697, Pages 61. (Scott Price, OUR SA Real Estate Manager)**

Discussion: Staff presented a PowerPoint request from City of San Antonio to release the deed covenants associated with this property. The property is being sold to Weston Urban for the development of a mixed income residential property. NOTE: Staff stated the sale was for the expansion of the UTSA downtown campus but was corrected by Commissioner Gonzales. OUR SA legal – Doug Poneck stated the motion to release could move forward since the City was included in the request.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the release of deed covenants as presented and for the reasons stated by staff.**

**In Favor: All**

- d. Discussion and Possible Action regarding the 2017 Neighborhood Improvements Bond Program and Properties **(Jaime Lalley Damron, Bond Administrator, NHSD)**

Discussion: Ms. Damron gave a detailed status of all existing and potential Bond Program projects. She discussed the underwriting process, timelines, funding, and other project details.

Question: Commissioner. Gonzales asked about the “big picture” regarding remaining funds and total number of units currently approved to be built. Ms. Damron stated approximately \$6 million dollars remained of the \$30 million. She went on to say the current projects represent a total number 506 affordable units and that her goal is to reach 700 units with all funds. She also stated another property was under review but was not able to discuss the project with the Board at this time.

Question: Commissioner Gonzales also asked about the cost per unit compared to other projects. Ms. Damron stated it was about \$30K a unit. Mr. Gonzales then asked Commissioner Haro if this unit cost was comparable to the market costs of similar projects. Mr. Haro stated it was slightly higher than most of the projects he works with. Mr. Ian Benavidez with NHSD stated that the 30K per unit was in line with similar affordable housing programs and that the unit costs are always contingent with the buyer’s income limits (AMI) and corresponding funding gaps.

Comment: Commissioner Wright stated that the ground-breaking ceremonies are fine but limited to the attendees. She would like to see more public exposure to the successes of the Bond Program and the amount of mixed income units are being developed. Ms. Wright suggested the Rivard Report, San Antonio Business Journal etc. Ms. Damron stated she was working on this issue and will continue to pursue these avenues.

No action was required for this item.

- **ADJOURNMENT**

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to adjourn the OUR SA Board Meeting.**

**In Favor: All**

**The Meeting was Adjourned at 12:51**

APPROVED:

ATTESTED:

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