

**JUL 19**  
**2018**

**LAS VARAS PUBLIC  
FACILITY CORPORATION  
MEETING**



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity Lives Here

**BOARD OF DIRECTORS**

Chairman	Vice-Chairman	Director	Director	Director	Director	Director
Morris A. Stribling, DPM	Charles R. Muñoz	Thomas F. Adkisson	Francesca Caballero	Charles Clack	Marie R. McClure	Jessica Weaver

**Las Varas Public Facility Corporation  
Board Meeting  
910 N. Mittman St., San Antonio, TX, 78202  
2:00 p.m., Thursday, July 19, 2018**

**1. Meeting called to order**

The Board of Directors 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 reserves the right to enter into closed meeting at any time during the course of the meeting.

**2. Minutes**

- Approval of the February 21, 2013, Las Varas Public Facility Corporation Meeting minutes

**3. Consideration and appropriate action regarding Resolution 18LVPFC-07-19, concerning the application of the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$50,000,000 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John's Square, to be located on the Southeast Corner of East Nueva St. and St. Mary's Street; and other matters in connection therewith (Lorraine Robles, Director of Development Services and Neighborhood Revitalization)**

**4. Adjournment**

\* 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 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.

"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."

**MINUTES**  
**LAS VARAS PUBLIC FACILITY CORPORATION**  
**February 21, 2013**

**SCHEDULED: 1:00 p.m. at Central Office, 818 S. Flores, San Antonio, TX, 78204**

**DIRECTORS PRESENT:**

Richard Gambitta, Director  
Yolanda Hotman, Director  
Karina C. Cantu, Director  
Stella Molina, Director

**DIRECTORS ABSENT:**

Ramiro Cavazos, Chair  
Charles R. Munoz, Director

**BOARD LEGAL COUNSEL:**

Tim E. Alcott, SAHA In-House Counsel

**STAFF:**

Lourdes Castro Ramirez, President and CEO  
Ed Hinojosa, Chief Financial Officer  
Alejandra Villarreal, Chief Administrative Officer  
Melanie Villalobos, Officer of Policy, Planning & Public Affairs  
Adrian Lopez, Director of Community Development Initiatives  
Muriel Rhoder, Auditing Manager  
Diana Fiedler, Director of Finance & Accounting  
Kathy McCormick, Officer of Development Services & Neighborhood Revitalization

Thomas Strempeke, Assistant Director of Construction Services  
Richard Milk, Senior Manager of Planning & Policy  
Lawrence Fernandez, Interim Director of Nonprofit Housing  
Lucas Olivia, Manager of General Services  
David Casso, Manager of Development Services  
Elvira Enriquez, Public Affairs Coordinator  
Dolores Mueller, Public Affairs Secretary  
Lorenzo Steele, Assistant Director of Public Housing Operations

**Item 1: Meeting called to order**

Director Gambitta called the meeting to order at 1:08 p.m.

Note: A Special Board Meeting was held on February 21, 2013, and included an agenda item for consideration and appropriate action regarding a Las Varas Public Facility Corporation

**Item 2: Minutes**

Note: Approval of Meeting Minutes only included the January 30, 2013, Operations and Human Resources Committee meeting. Director Hotman moved to approve the meeting minutes and Director Molina seconded the motion. Approved.

**OPERATIONS**

**Item 14: Special Note: Resolution 13LVPFC-03-01 was presented as Item 14, concurrently with Resolution 5328 and Resolution 13FIN-03-01 during the February 21, 2013, Special Board Meeting.**

**Consideration and appropriate action regarding Resolution 5328, 13LVPFC-03-01, AND 13FIN-03-01 authorizing the San Juan Phase III transaction including: (I) the execution of all documentation necessary to carry out the transaction; (II) a loan to San Juan III, Ltd. of replacement housing factor funds; (III) the sale of the land to Las Varas Public Facility Corporation ("LVPFC) and the lease of the land for the transaction to San Juan III, Ltd.; (IV) the acquisition of the membership interest by LVPFC in SAHA San Juan III, LLC; (V) authorizing Las Varas Public Facility Corporation to serve as the general contractor; (VI) the issuance of San Antonio Housing Finance Corporation multifamily housing revenue bonds (the San Juan Phase III apartments project), series 2013; (VII) the borrowing of City of San Antonio home funds; (VIII) obtaining Texas Department of Housing and Community Affairs tax credits; and other matters in connection therewith.**

Ms. McCormick, Development Services and Neighborhood Revitalization Officer, and Mr. Casso, Manager of Development Services, presented a broad overview of the San Juan III development process. Ms. McCormick explained that staff is requesting the approval from the Board of Directors/Commissioners to enter a development agreement with NRP Group LLC (NRP), as well as authorize the issuance of bonds and secure other debt financing for the project. The project will consist of 252 family units, with 63 public housing units serving 30% AMI; 31 local set aside (aka PBV) voucher units; and 158 low income housing tax credit units serving 60% AMI at 300 Gante Walk and 2001 South Zarzamora. The multi-family project will be built to Build San Antonio Green (BSAG) Level II. It will also be a non-smoking facility. Construction is projected to begin August 2013, with completion by November 2014. The Board of Directors/Commissioners are being asked to authorize all of the actions necessary to finance and construct the project.

**A summary of the financial transactions is as follows:**

The project will be financed by selling the land to the Las Varas Public Facility Corporation (LVPFC), which will lease it to San Juan III, Ltd., who will pay the San Antonio Housing Authority (SAHA) \$1,912,000.00 in cash. SAHA will also loan \$4,300,000.00 of RHF funds to the project to pay for the Public Housing units. The project will also receive a \$2,200,000.00 HOME loan from the City of San Antonio. Tax-exempt bonds in the amount of \$14,200,000.00 will be issued by San Antonio Housing Finance Corporation and purchased by Red Stone Financial LLC, and equity contributions from an affiliate of U.S. Bancorp Community Development Corporation (USBCDC), as an investor limited partner, will be used to finance the construction and long-term operations. USBCDC has issued a commitment to purchase the project tax credits at an equity price of \$1.01 per credit dollar, for a total projected equity contribution of \$10,741,446.00. The project will also utilize a letter of credit to provide credit enhancement during construction. The letter of credit will be extended by Community & Southern Bank.

Staff is targeting a closing date of April 1, 2013, as funding must close by April 12, 2013, or it will lose TDHCA funding of the tax credits.



**Motion:** Director Cantu moved to approve Resolution 13LVPFC-03-01. Director Molina seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote
Richard Gambitta, Director	X		
Yolanda Hotman, Director	X		
Ramiro Cavazos, Director			X
Karina C. Cantu, Director	X		
Stella Molina, Director	X		
Charles R. Munoz, Director			X

**Note:** Subsequent to the February 21, 2013, Special Board Meeting, Resolution 13LVPFC-03-01 did not move forward to the Regular Board Meeting of February 28, 2013. SAHA was not able to use Las Varas Public Facility Corporation for the San Juan Phase III transaction, because the lender requested that the affiliate non profit have a 501(c)(3) designation by the Internal Revenue Service. Las Varas Public Facility Corporation does not have an Internal Revenue Service designation of 501(c)(3).

Resolution 13LVPFC-03-01 corresponded with the original drafting of SAHA Resolution 5328. The final version of Resolution 5328 did not include Resolution 13LVPFC-03-01. The final executed copy of Resolution 5328 was approved on February 28, 2013, and included Resolutions 13FAC-02-01 and 13FIN-02-01.

**Item 4: Adjournment.**  
With no objections, Director Gambitta adjourned at 3:36 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Directors**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**Secretary/Treasurer**

\_\_\_\_\_  
**Date**

**BOARD OF DIRECTORS**  
**Las Varas Public Facility Corporation**

**RESOLUTION 18LVPFC-07-19, CONCERNING THE APPLICATION OF THE LAS VARAS PUBLIC FACILITY CORPORATION, SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATED LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING AND/OR ISSUING OF UP TO \$50,000,000 OF TAX EXEMPT BONDS TO PAY FOR THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE ST. JOHN'S SQUARE, TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST NUEVA STREET AND ST. MARY'S STREET; AND OTHER MATTERS IN CONNECTION THEREWITH**



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**David Nisivoccia**  
President and CEO



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**Timothy E. Alcott**  
Real Estate and Legal Services Officer

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 18LVPFC-07-19, concerning the application of the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$50,000,000 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John's Square, to be located on the Southeast Corner of East Nueva St. and St. Mary's Street; and other matters in connection therewith.

**FINANCIAL IMPACT:**

The bonds will assist with financing of the apartment complex. The total financing will be brought to the Board of Directors for approval at a later date.

**SUMMARY:**

The Las Varas Public Facility Corporation (LVPFC) and the San Antonio Housing Facility Corporation (SAHFC) are affiliate entities to the Housing Authority of the City of San Antonio, Texas (SAHA). Part of the financing for the project will be through 4% tax credits. To issue 4% tax credits, the LVPFC and/or SAHFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits.

To promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity "volume cap" tax-exempt bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds are eligible for 4% tax credits.

SAHA will be seeking the approval to take non-binding preliminary action to apply to the Texas Bond Review Board for volume cap in the amount of up to \$50,000,000 and to apply for 4% Tax Credits.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 18LVPFC-07-19

Map

## **CERTIFICATE FOR RESOLUTION**

The undersigned officer of the Las Varas Public Facility Corporation (Issuer) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (Board) held a meeting on August 2, 2018, (Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 18LVPFC-07-19, CONCERNING THE APPLICATION OF THE LAS VARAS PUBLIC FACILITY CORPORATION, SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATED LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING AND/OR ISSUING OF UP TO \$50,000,000 OF TAX EXEMPT BONDS TO PAY FOR THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE ST. JOHN'S SQUARE, TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST NUEVA STREET AND ST. MARY'S STREET; AND OTHER MATTERS IN CONNECTION THEREWITH**

the Resolution was duly introduced for the consideration of the Board of Directors and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's Meeting Minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

**SIGNED AND SEALED August 2, 2018.**

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**David Nisivoccia**  
**Secretary/Treasurer**

**Las Varas Public Facility Corporation  
Resolution 18LVPFC-07-19**

**RESOLUTION 18LVPFC-07-19, CONCERNING THE APPLICATION OF THE LAS VARAS PUBLIC FACILITY CORPORATION, SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATED LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING AND/OR ISSUING OF UP TO \$50,000,000 OF TAX EXEMPT BONDS TO PAY FOR THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE ST. JOHN'S SQUARE, TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST NUEVA STREET AND ST. MARY'S STREET; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (City), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (Act), approved and created the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation, nonstock, nonprofit public facility corporations (Issuer);

**WHEREAS**, the Issuer is empowered to finance the costs of, public facilities consisting of a residential development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds;

**WHEREAS**, Las Varas Public Facility Corporation, the San Antonio Housing Facility Corporation or an affiliated Texas limited partnership (User) acting through, requests that (i) the Issuer finance the acquisition, construction, and equipping of up to 250-unit multifamily housing facility to be located on the SE Corner of E Nueva Street and St. Mary's Street and to be known as St. John's Square (Project); and (ii) the Issuer file and/or refile a 2018 and/or 2019 Allocation Application (defined hereafter) and/or any carryforward applications to the Texas Bond Review Board as described herein;

**WHEREAS**, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (Board) of the Issuer to issue housing revenue bonds pursuant to the Act (Bonds) to finance and pay any Development Costs, as defined in the Act, for the Project;

**WHEREAS**, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project;

**WHEREAS**, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$50,000,000 and to expend the proceeds thereof to pay Development Costs including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses



and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any;

**WHEREAS**, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code);

**WHEREAS**, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given;

**WHEREAS**, the Issuer is authorized by the provisions of the Act to issue the Bonds;

**WHEREAS**, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code;

**WHEREAS**, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an “Application for Allocation of Private Activity Bonds” (Allocation Application) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or re-filing of the Allocation Application;

**WHEREAS**, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer;

**WHEREAS**, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (Expenditures) and expects to reimburse the Expenditures with proceeds of the Bonds;

**WHEREAS**, in order to allocate under Treasury Regulation §1.150-2 (Regulation) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures;

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

**NOW THEREFORE BE IT RESOLVED** that the Board of Directors of Las Varas Public Facility Corporation hereby:

- 1) Subject to the terms hereof, the Issuer agrees that it will

- a. subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$50,000,000;
- b. cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the Contracts), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the City, and the User;
- c. if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth herein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and
- d. take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2) The Bonds shall specifically provide that neither the State of Texas (State), the City, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the City, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

3) It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

- a. prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the

provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

- b. the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the City against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

4) The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

5) Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

6) It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

7) This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

8) The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file and/or refile a 2018, and/or 2019, Allocation Application and/or any carryforward applications, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

9) The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

10) Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

11) The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

12) In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

13) Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$50,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

14) The Board authorizes the President, Vice President, Secretary, Treasurer or any Assistant Secretary/Treasurer of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

15) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

16) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

17) If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of



such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

18) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

19) This Resolution shall be in force and effect from and after its passage.

**Approved the 2nd day of August 2018.**

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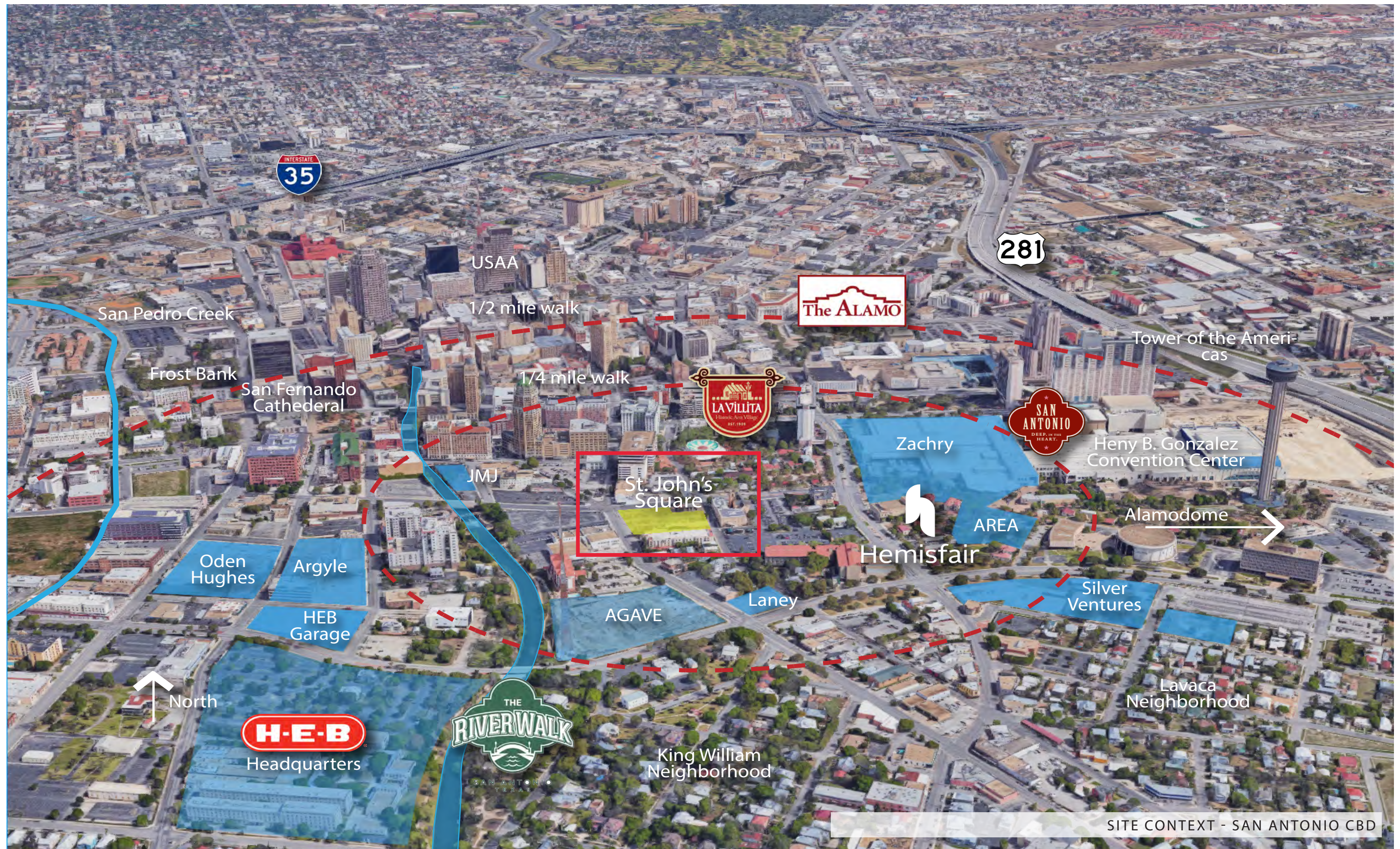
**Morris A. Stribling, DPM**  
**Chair, Board of Directors**

**Attested and approved as to form:**

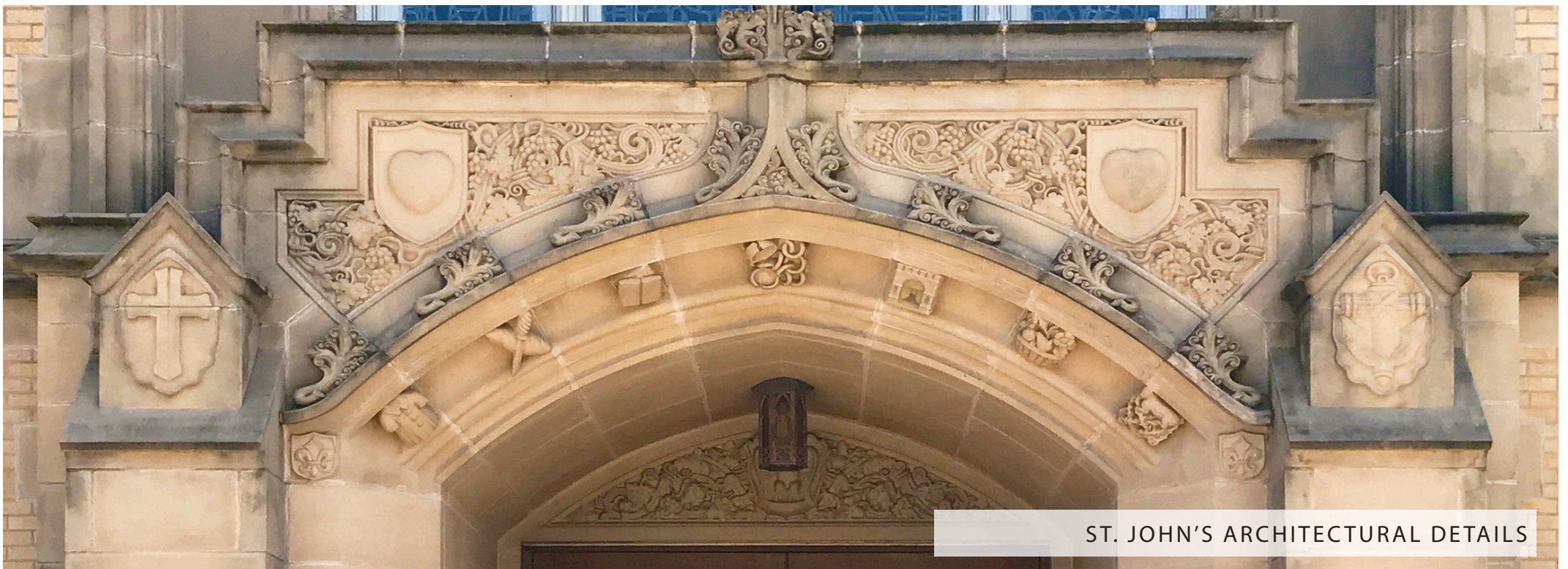
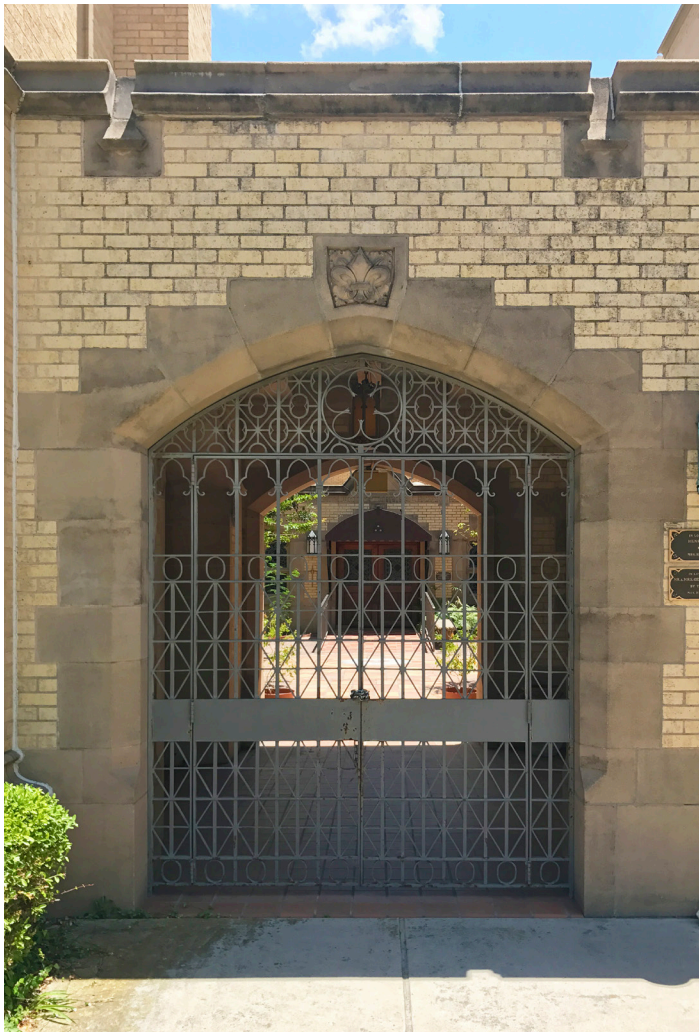
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**David Nisivoccia**  
**Secretary/Treasurer**









ST. JOHN'S ARCHITECTURAL DETAILS



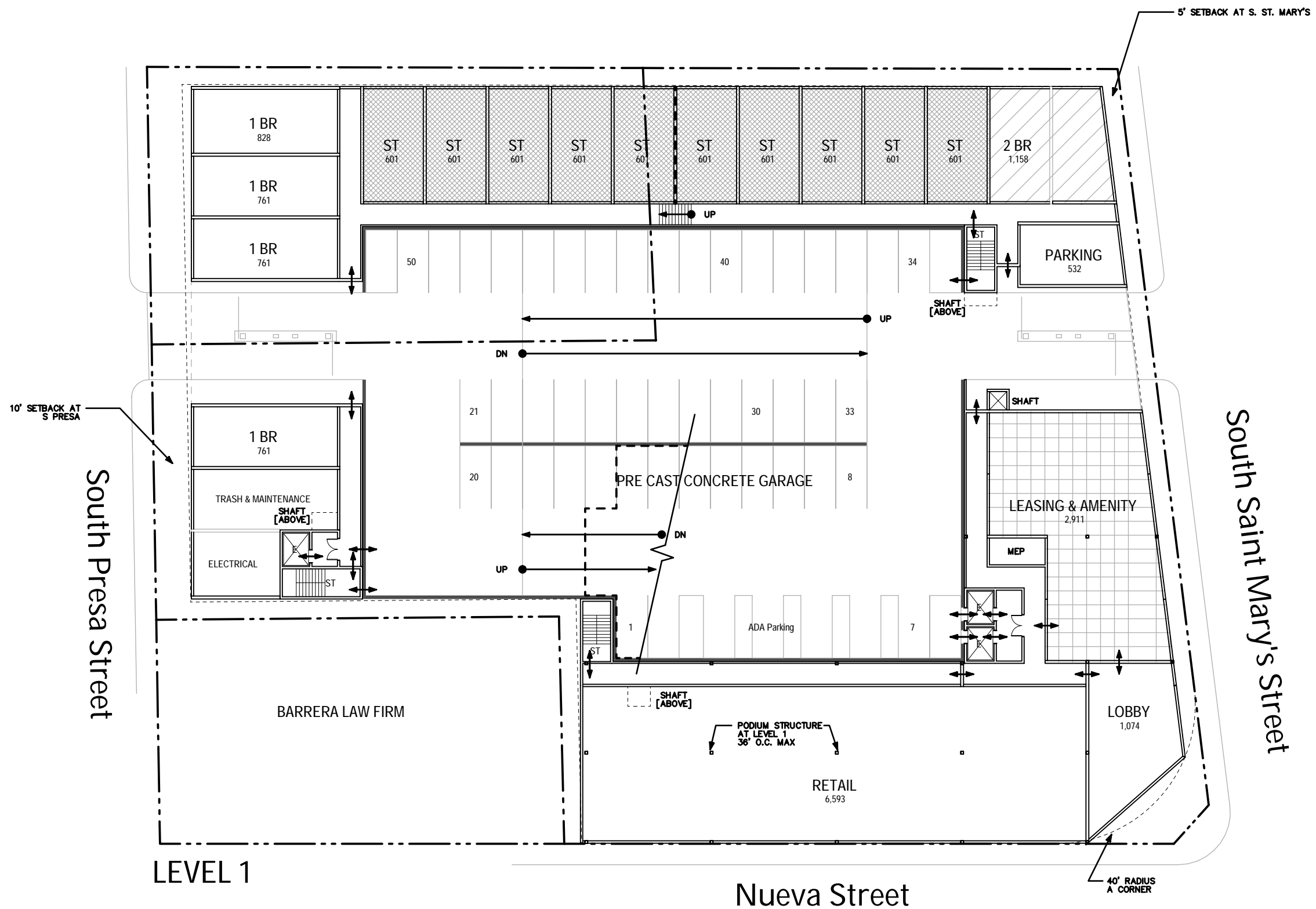


## St. John's Square







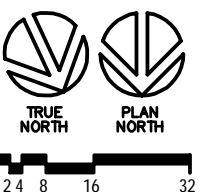


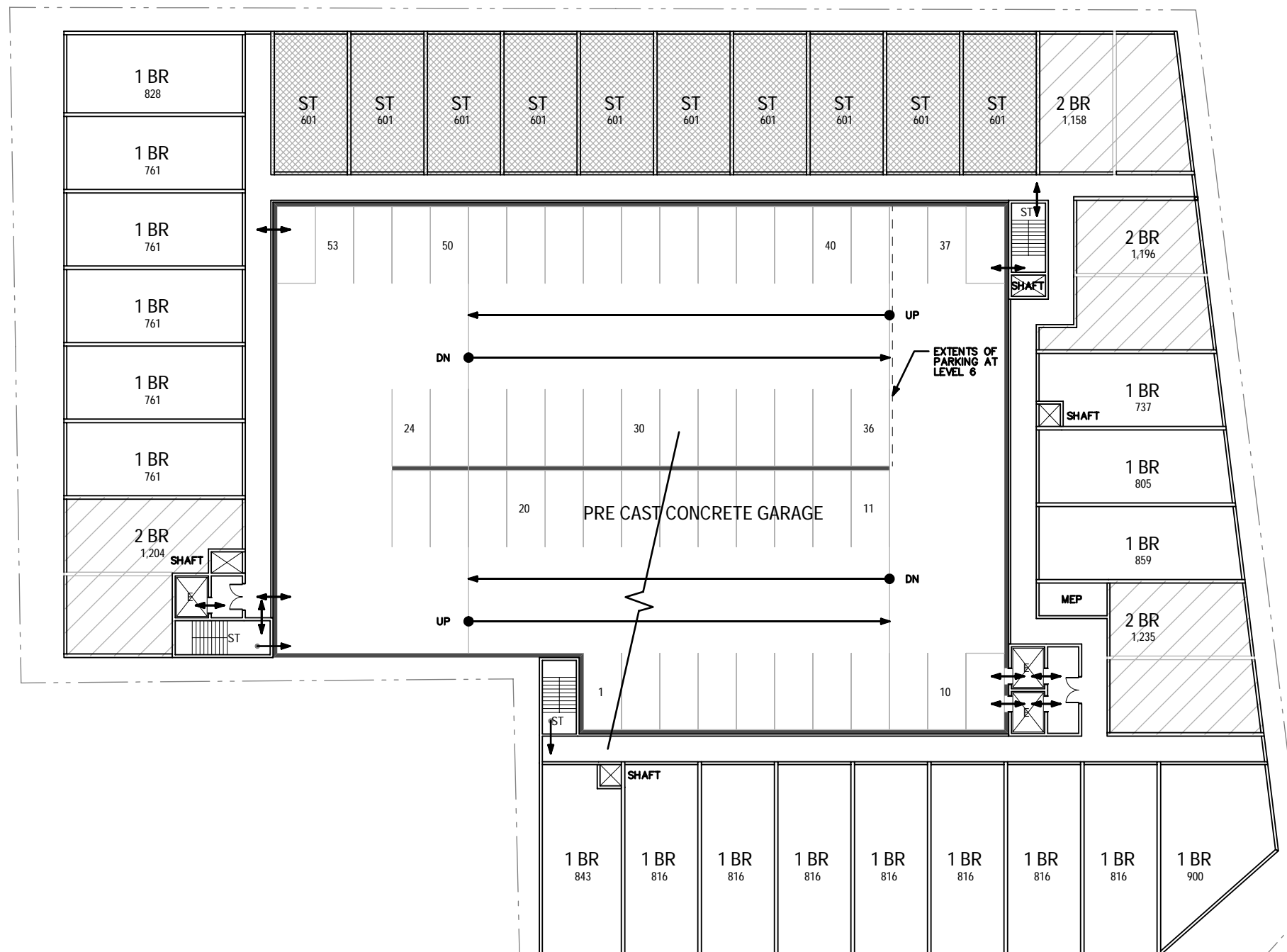
# Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option D

SCALE: 1/32" = 1'-0"

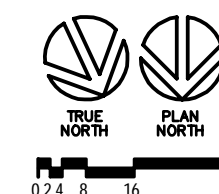
prepared by Original Thirtysix pllc

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LEVELS 2 - 7



Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option D

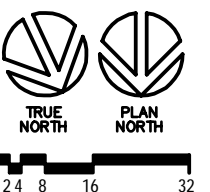
SCALE: 1/32" = 1'-0"

prepared by Original Thirtysix pllc

05.03.2018



LEVEL 8



Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option D

SCALE: 1/32" = 1'-0"

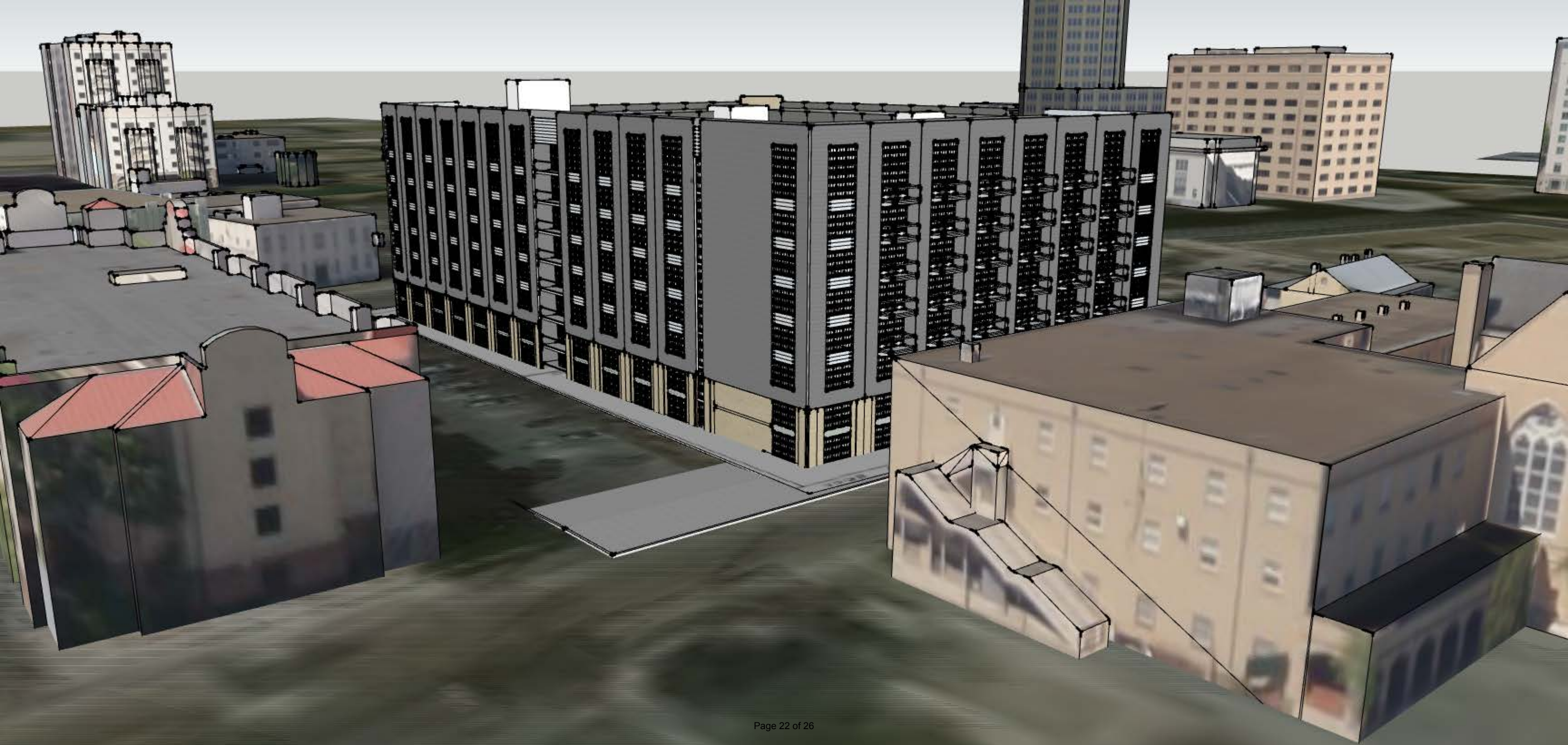
prepared by Original Thirtysix pllc

05.03.2018













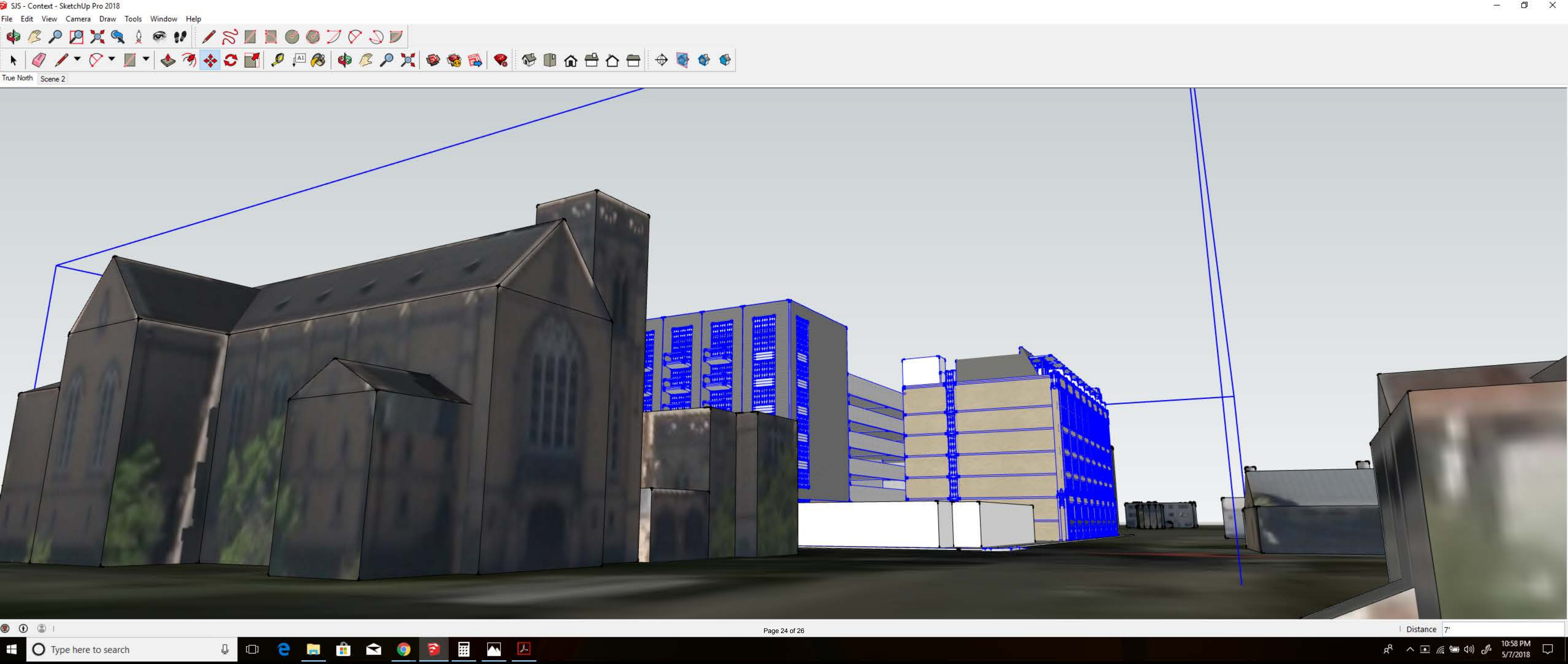
**E Nueva St**  
San Antonio, Texas

Google, Inc.

Street View - Aug 2017



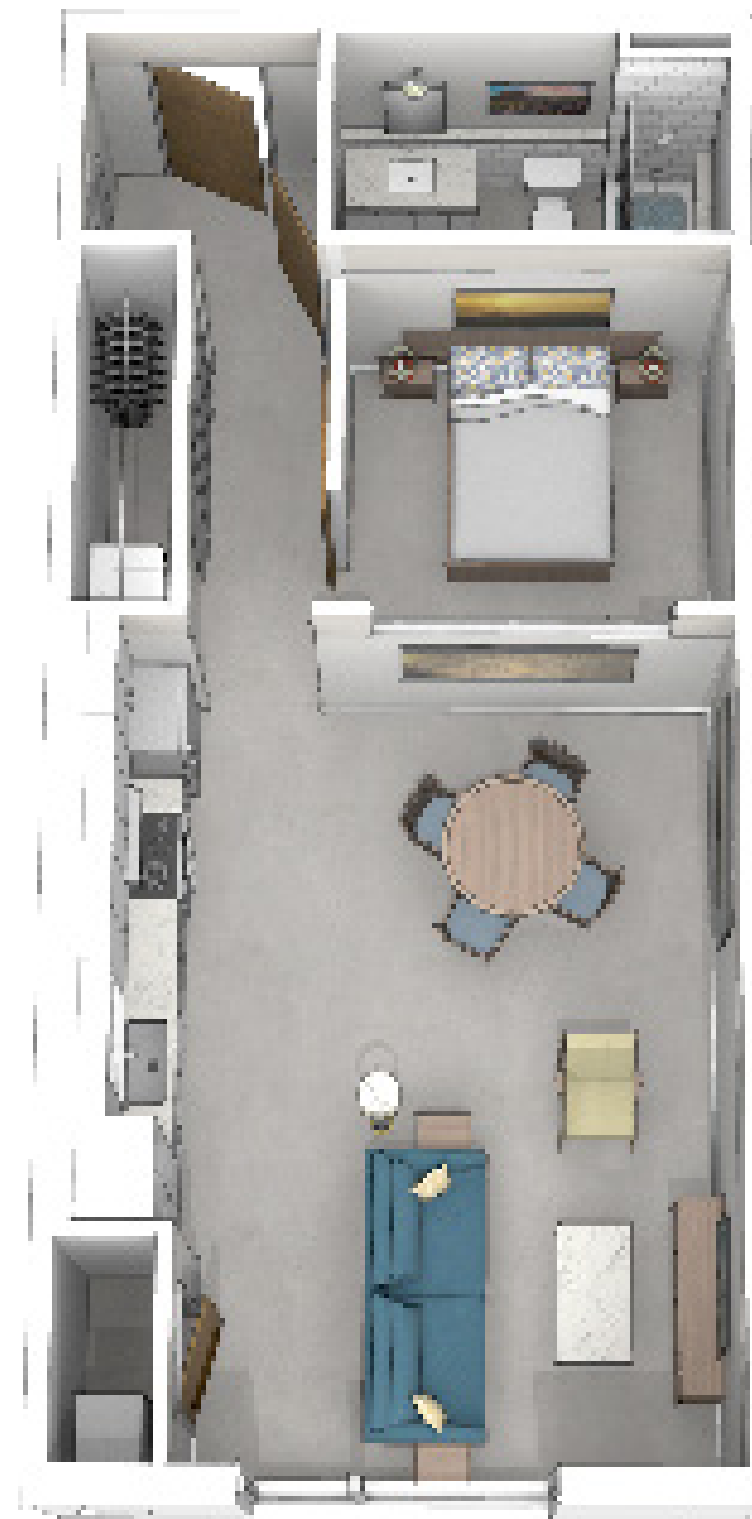








URBAN SAN ANTONIO APARTMENTS - THE MAVERICK - TYPICAL APARTMENT TYPES



URBAN SAN ANTONIO APARTMENTS - THE EIGHT FORTY - TYPICAL APARTMENT TYPES