



## FIRE AND POLICE RETIREE HEALTH CARE FUND, SAN ANTONIO

### Minutes of the Special Meeting of the Board of Trustees of the Fire and Police Retiree Health Care Fund, San Antonio March 10, 2020

PRESENT: Doug Berry, Fire Department Representative;  
Henry Trevino, Fire Department Retiree Representative;  
Michael Despres, Police Department Representative;  
Chris Lutton, Police Department Representative;  
Alex Perez, Police Department Retiree Representative; and  
Councilperson Jada Andrews-Sullivan, City of San Antonio.

ABSENT: Andrew Estrada, Fire Department Representative;  
Councilperson Melissa Cabello Havrda, City of San Antonio; and  
Mayoral Appointee Tom Silliman, City of San Antonio.

OTHERS PRESENT: James Bounds, Executive Director,  
Cecilia Puga Retiree Health Care; and  
Frank Burney & Jon Lowe, Martin & Drought, P.C.

At 10:00 a.m., Chair Despres called the special meeting to order. The roll was called, and a quorum was declared present.

#### EXECUTIVE

SESSION: Executive Session: The Board adjourned into Executive Session at 10:05 a.m. pursuant to state law to discuss with counsel legal issues relating to benefit issues. The Executive Session adjourned at 10:30 a.m.

#### ACTION ITEMS:

1. NW San Antonio Clinic: Mr. Bounds briefed the Board on negotiations to acquire real estate for a future NW side clinic location at Loop 1604 and Rogers Road, San Antonio, Bexar County, Texas. The tract is approximately 7 acres located near rapidly growing area that "heat map" shows many retiree living in immediate area.

Current land values in the area are estimated at approximately \$9.00 - \$12.00 per sq. ft., subject to review of development costs. Likely development is two separate tracts of 5 and 2 acres with multiple buildings.

Upon Motion by Trustee Berry and second by Trustee Trevino, the Board unanimously authorized the Executive Director to (i) enter into negotiations for the purchase of up to a seven-acre undeveloped tract of land situated near the intersection of Loop 1604 and Rogers Road in San Antonio, Texas, either in "as-is" condition or in "as developed" condition, and, (ii) to execute a non-binding Letter of Intent on behalf of the Health Fund with the owner. Any definitive contract of sale must be approved by the Board.

2. Members to be Heard: None.
3. Next Meeting: The next regularly scheduled meeting will be March 30, 2020 at 10:00 a.m.

ADJOURNMENT: There being no further business, a motion was made by Trustee Perez and second by Trustee Trevino that the meeting adjourn. The motion carried unanimously. The meeting adjourned at 10:37 a.m.

Enclosures

- Agenda
- Certified Agenda



# FIRE AND POLICE RETIREE HEALTH CARE FUND, SAN ANTONIO

## CERTIFIED AGENDA OF CLOSED MEETING

### HEALTH FUND

I, MIKE DESPRES, THE PRESIDING OFFICER OF HEALTH FUND, CERTIFY THAT THIS DOCUMENT ACCURATELY REFLECTS ALL SUBJECTS CONSIDERED IN AN EXECUTIVE SESSION OF THE BOARD CONDUCTED ON MARCH 10, 2020.

1. The executive session began with the following announcement by the presiding officer: "Health Fund is now in executive session on March 10, 2020 at 10:05 a.m."
2. SUBJECT MATTER OF EACH DELIBERATION:
  - Discussions with attorney relating to his or her advice on legal matters related to any matter in which the duty of the attorney to Health Fund under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act; and
  - Discussions regarding current and pending real estate matters.
3. No further action was taken.
4. The executive session ended with the following announcement by the presiding officer: "This executive session ended on March 10, 2020 at 10:30 a.m."

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Presiding Officer

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# FIRE AND POLICE RETIREE HEALTH CARE FUND, SAN ANTONIO



## AGENDA

SPECIAL BOARD OF TRUSTEES MEETING  
FIRE AND POLICE RETIREE HEALTH CARE FUND  
TO BE HELD AT THE OFFICE OF MARTIN & DROUGHT  
300 CONVENT, SUITE 2500, SAN ANTONIO, TX 78205  
Tuesday March 10, 2020 – 10:00 a.m.

1. Call to Order:
2. Roll Call:
3. EXECUTIVE SESSION (Discussion only – Closed to Public):

The Board of Trustees may recess the meeting to the public at any time and hold an Executive Session pursuant to the Texas Open Meetings Act, Chapter 551.071, of the Texas Government Code. Such Act provides for Executive Session on any matter to be considered during the meeting as it relates to consultation with attorneys, real property, personnel and other matters. While any matter on the Agenda may also be discussed, these specific matters will be discussed with counsel in Executive Session:

  - a. **Government Code §551.072 – Discussions Regarding Purchase, Exchange, Lease, or Value of Real Property if Deliberation in an Open Meeting Would Have a Detrimental Effect on the Position of the Health Fund in Negotiations with a Third Party;**
  - b. **Government Code §551.071 - All Matters Where the Health Fund Seeks the Advice of its Attorney as Privileged Communications under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas;**
  - c. **Pending or Contemplated Litigation; and**
  - d. **Government Code §551.074- Personnel Matters involving Senior Executive Staff and Employees of Health Fund.**
4. Authorization for the Executive Director to (i) enter into negotiations with the owner for the purchase of a seven-acre undeveloped tract of land situated near the intersection of Loop 1604 and Rogers Road in San Antonio, Texas, either in "as-is" condition or in "as-developed" condition, and, (ii) to execute a non-binding Letter of Intent. Any definitive contract of sale must be approved by the Board.
5. Adjournment:

**NOTE:**

Enumerated agenda items are assigned numbers for ease of reference only and will not necessarily be considered by the Board in that particular order. For those that wish to address any Agenda item, they will be allowed up to 3 minutes (6 minutes if translation is needed) if they register at the beginning of meeting, For those who need assistance due to physical challenges, accommodations can be made by contacting James Bounds at 210-494-6500.