

AGENDA  
BOARD OF TRUSTEES MEETING  
FIRE AND POLICE RETIREE HEALTH CARE FUND  
TO BE HELD AT THE OFFICE OF MARTIN & DROUGHT LOCATED AT  
112 E. PECAN STREET, Suite 1616, SAN ANTONIO, TX 78251  
Monday, June 27, 2022-10:00 a.m.

***Meetings of the Health Care Fund are being held under provision of the Texas Open Meeting Act for video conferencing (Chapter 551). A quorum of the Board, and the Chair, will be present at the meeting location: 112 E. Pecan Street, Suite 1616, San Antonio, TX 78251. Meetings will be visible and audible to the public at the Host location, and there will be a visual or audio recording of the meeting. There will be two-way audio and video of the meeting between each Board member sufficient that Board members and public can hear and see them. Health Fund will comply with all Videoconferencing Guidelines.***

Members of the public may provide comment on any Agenda item, consistent with procedural rules governing the Board meetings and state law. Public comment may be provided as follows:

- a. Written: Submit written comments, along with name and address, by emailing them to Leticia Deleon at [leticia.deleon@swbell.net](mailto:leticia.deleon@swbell.net) by 12:00 p.m. on the day before the meeting. Comments will be read into the record during the designated time on the agenda.
- b. In Person: Speakers shall be given the opportunity to speak at the beginning of the meeting during “Public Comment” for up to 2 minutes (6 minutes if translation is needed).

For those members of the public that would like to participate by Zoom, please use this code:  
<https://us06web.zoom.us/j/83698235076?pwd=YmR5WC9ubjIWeG12aFB0WmtXaUFRdz09>

Meeting ID: 836 9823 5076  
Passcode: 531195

1. Call to Order:
2. Roll Call: Doug Berry, Henry Trevino, Andrew Estrada, Chris Lutton, Michael Despres, Jason Sanchez, Councilperson Melissa Cabello Havrda, Councilperson John Courage, Tom Silliman.

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 may 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 Health Fund in Negotiations with a Third Party;**
- b. **Government Code §551.071 - All Matters Where 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. Minutes (Discussion and possible action):

- Board Meeting Minutes for May 23, 2022

5. Public Comment

6. Committee Reports (discussion and possible action):

- a. Investments:
- b. Personnel/Audit:
  - Update on Audit
- c. Benefits:
  - Discussion and possible action on renewal of Welldyne Contract
- d. Legislative:

7. Administrative report (discussion and possible action):

- a. Draft financial reports and list of expenditures for May 2022
- b. Update on Real Estate
- c. Update on clinics

d. Sonterra Medical Park Tract - Agenda Item for Regular Board Meeting – June 27, 2022:

Authorization of the execution by the Chairman of the Board or the Executive Director of a Contract of Sale with M2G STONE OAK, LTD., a Texas limited partnership (the “Contract”) for the purchase of an unimproved 3.006-acre tract of land in the Sonterra Medical Park Subdivision in the City of San Antonio, Bexar County, Texas (the “Property”) containing the following material terms: (a) a purchase price of not greater than \$1,802,840.00; (b) earnest money in the amount of \$27,000.00 due upon Contract execution; (c) a 90-day feasibility period during which the earnest money is refundable; (c) additional non-refundable earnest money in the amount of \$50,000.00 due upon the expiration of the of the feasibility period; and (d) closing to occur 30 days following the end of the feasibility period.

Authorization for the Chairman or the Executive Director to take any and all actions and expend such funds as the Chairman or Executive Director deems necessary or useful in connection with the acquisition of the Property including, without limitation, (i) conducting a thorough due diligence investigation of the Property by the Fund’s professional consultants during the feasibility period to determine if the Property is suitable for the Fund’s purposes; (ii) executing, in consultation with the Fund’s counsel, any amendments to the Contract; and (iii) taking such actions as may be deemed necessary in order to effectuate the performance by the Fund of its obligations under the Contract or to otherwise effectuate the acquisition of the Property.

Ratification of any and all prior actions taken by the Chairman of the Board or the Executive Director consistent with the foregoing authorization.

e. Roosevelt Heights Tract - Agenda Item for Regular Board Meeting – June 27, 2022:

Authorization of the execution by the Chairman of the Board or the Executive Director of a Contract of Sale with WE-ROOSEVELT, L.P., a Texas limited partnership (the “Contract”) for the purchase of an unimproved 1.2-acre tract of land on S.E. Loop 410 near the northwest corner of S.E. Loop 410 and Roosevelt Avenue in the City of San Antonio, Bexar County, Texas (the “Property”) containing the following material terms: (a) a purchase price of not greater than \$940,896.00; (b) earnest money in the amount of \$27,000.00 due upon Contract execution; (c) a 90-day feasibility period during which the earnest money is refundable; and (d) closing to occur 30 days following the end of the feasibility period.

Authorization for the Chairman or the Executive Director to take any and all actions and expend such funds as the Chairman or Executive Director deems necessary or useful in connection with the acquisition of the Property including, without limitation, (i) conducting a thorough due diligence investigation of the Property by the Fund’s professional consultants during the feasibility period to determine if the Property is suitable for the Fund’s purposes; (ii) executing, in consultation with the Fund’s counsel, any amendments to the Contract; and (iii) taking such actions as may be deemed necessary in order to effectuate the performance by the Fund of its obligations under the Contract or to otherwise effectuate the acquisition of the Property.

Ratification of any and all prior actions taken by the Chairman of the Board or the Executive Director consistent with the foregoing authorization.

f. Wurzbach Parkway Tract - Agenda Item for Regular Board Meeting – June 27, 2022:

Authorization of the execution by the Chairman of the Board or the Executive Director of a Contract of Sale with 4348 WP, LLC, a Texas limited liability company, and LOCKHILL MOSAIC, LLC, a Texas limited liability company (the “Contract”) for the purchase of an unimproved 4.348-acre tract of land situated at the northwest corner of Wurzbach Parkway and San Pedro Avenue in the City of San Antonio, Bexar County, Texas (the “Property”) containing the following material terms: (a) a purchase price of not greater than \$2,681,584.00; (b) earnest money in the amount of \$50,000.00 due upon Contract execution; (c) a 75-day feasibility period during which the earnest money is refundable; and (d) closing to occur 15 days following the end of the feasibility period.

Authorization for the Chairman or the Executive Director to take any and all actions and expend such funds as the Chairman or Executive Director deems necessary or useful in connection with the acquisition of the Property including, without limitation, (i) conducting a thorough due diligence investigation of the Property by the Fund’s professional consultants during the feasibility period to determine if the Property is suitable for the Fund’s purposes; (ii) executing, in consultation with the Fund’s counsel, any amendments to the Contract; and (iii) taking such actions as may be deemed necessary in order to effectuate the performance by the Fund of its obligations under the Contract or to otherwise effectuate the acquisition of the Property.

Ratification of any and all prior actions taken by the Chairman of the Board or the Executive Director consistent with the foregoing authorization.

g. Ratify amendment to office lease.

8. Consultant Reports (discussion and possible action):

- a. Legal: Report by Frank Burney
- b. Rudd & Wisdom:

9. Educational Opportunities (discussion and possible action):

10. Adjournment:

**NOTE:**

Speakers may address the Board regarding any specific Agenda Item, on any matter related to Fund business, or on matters that are within the scope of the authority and legislative functions of the Board. Speakers shall be given the opportunity to speak at the beginning of the meeting during “Public Comment” for up to 3 minutes (6 minutes if translation is needed.) 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 who need assistance due to physical challenges, accommodations can be made by contacting James Bounds at 210-494-6500.