

**STRATEGIC HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING
502 East Highland Mall Blvd., Suite 106-B
Austin, Texas 78752
Thursday, January 21, 2016
10:00 a.m.**

MINUTES

The Strategic Housing Finance Corporation of Travis County, Texas, held a Regular Board of Directors meeting at 502 East Highland Mall Blvd., Suite 106-B, Austin, Texas 78752 on the above date. A quorum was established, and President Willie Anderson called the meeting to order at 10:06 a.m.

ROLL CALL

Roll Call of Directors: President Willie Anderson, Vice-President Wilmer Roberts, Director Ann Denton, Director Richard Moya, Director Melvin G. Wrenn. Absent: Director Sam Guzman, Director Eddie Karam. Guest: Cliff Blount with Naman Howell, Smith & Lee. Staff in Attendance: Executive Vice President Patrick Howard, Executive Assistant Debbie Honeycutt, Asset Manager Robert Onion, Finance Manager Betty Black. Executive Vice President Patrick Howard certified the quorum.

CITIZEN COMMUNICATION

Anyone desiring to discuss or comment on items directly related to SHFC is always welcome; sign-in must be completed prior to the opening of the meeting. Please limit all presentations to 3 minutes or less. If the item is deemed related to an agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.

There were none at that time.

REPORTS

Item 1: Presentation and discussion regarding the following:

- A. Existing Partnerships (Robert Onion)
 - 1. Cityview at the Park Apartments
 - 2. Southpark Ranch Apartments
 - 3. Paddock at Norwood Apartments
 - 4. Forest Park Apartments
 - 5. Silver Springs Apartments
 - 6. William Cannon Place Apartments
 - 7. Parmer Place Apartments
 - 8. Cambridge Villas
- B. Finance Report (Betty Black)
- C. Strategic Planning Status Report (Ann Denton)
- D. Executive Vice President's Report (Patrick Howard)

Robert Onion presented Item 1.A - 1-8.

Betty Black presented Item 1.B.

Director Ann Denton presented Item 1.C.

Patrick Howard presented Item 1.D.

ACTION ITEMS – DISCUSSION

Item 2: Presentation, discussion, and possible action of Resolution No. SHFC-2016-01: To Amend the previously-approved dated September 11, 2015 regarding SHFC Lease/Purchase Program (Robert Onion)

Mr. Onion presented Item 2.

Vice-President Wilmer Roberts made a **motion** to approve Resolution No. SHFC-2016-01 as written. Ms. Denton seconded the motion, which **passed** unanimously.

Item 4: Presentation, discussion, and possible action of Resolution No. SHFC-2016-03: To Approve the draft Employment Agreement for the Portfolio Manager/Executive Vice President (Willie Anderson/Richard Moya) [Directors may enter into Executive Session pursuant to Texas Government Code Annotated 551.071, *Consulting with Attorney*, and/or Texas Government Code Annotated 551.074, *Personnel Matters*]

Director Richard Moya suggested that the Employment Agreement for the Portfolio Manager/Executive Vice President should be approved by the Housing Authority Board first and Strategic Housing Finance Corporation should concur.

Ms. Denton made a **motion** to approve the draft Employment Agreement for the Portfolio Manager/Executive Vice President with the understanding that the presented draft Employment Agreement does not include details on compensation, which will be worked out through a Board Sub-Committee of the Housing Authority of Travis County (HATC). And the Resolution would include HATC would be paying 65% of the salary for the Portfolio Manager/Executive Vice President and Strategic Housing Finance Corporation would be paying 35%. Vice President Roberts seconded the motion.

Discussion followed.

Director Melvin Wrenn amended the **motion** to state that Strategic Housing Finance Corporation would contribute up to 50% of the salary for the Portfolio Manager/Executive Vice President with the understanding that the Housing Authority of Travis County never subsidizes Strategic Housing Finance Corporation. Vice President Roberts seconded the amendment.

A vote was taken, which **passed** 4 yea's and 1 present.

President Willie Anderson – Yea
Vice-President Wilmer Roberts – Yea
Director Ann Denton – Yea
Director Richard Moya – Present
Director Melvin G. Wrenn – Yea

Item 5: Presentation, discussion, and possible action of Resolution No. SHFC-2016-04: To Authorize the drafting of a formal Employment Agreement for the Asset Manager (Willie Anderson) [Directors may enter into Executive Session pursuant to Texas Government Code Annotated 551.071, *Consulting with Attorney*, and/or Texas Government Code Annotated 551.074, *Personnel Matters*]

Mr. Howard presented Item 5.

Vice President Roberts made a **motion** to approve Resolution No. SHFC-2016-04. Mr. Wrenn seconded the motion, which **passed** unanimously.

Mr. Moya made a **motion** to adjourn to Executive Session to discuss Item 3. Vice president Wilmer Roberts seconded the motion.

Discussion followed.

Mr. Moya withdrew his **motion** to adjourn to Executive Session.

Mr. Moya made a **motion** to defer Item 5 to the Joint SHFC/HATC meeting that is scheduled following the current Strategic Housing Finance Board meeting. Vice President Roberts seconded the motion, which **passed** unanimously.

Item 3: Presentation, discussion, and possible action of Resolution No. SHFC-2016-02: To Authorize the drafting of a formal response to Travis County Judge Sarah Eckhardt's letter to Staff And Board Members Of HATC and Strategic Housing Finance Corporation, dated December 21, 2015 (Willie Anderson /Ann Denton) [Directors may enter into Executive Session pursuant to Texas Government Code Annotated 551.071, Consulting with Attorney, and/or Texas Government Code Annotated 551.074, Personnel Matters]

No action taken.

Item 6: Reconvene from Executive Session and take any action deemed necessary as a result of the Executive Session discussions.

N/A

Item 7: Discussion and consideration regarding the Board of Directors issues and concerns

Discussion only.

Mr. Moya made a **motion** to suspend the Board meeting. Vice President Roberts seconded the motion, which **passed** unanimously. The Board meeting was suspended at 11:06 a.m.

The meeting was reconvened at 12:21 p.m.

ROLL CALL

Roll Call of Directors: President Willie Anderson, Vice-President Wilmer Roberts, Director Ann Denton, Director Sam Guzman, Director Richard Moya, Director Melvin G. Wrenn. Absent: Director Eddie Karam. Guest: Cliff Blount with Naman Howell, Smith & Lee. Staff in Attendance: Executive Vice President Patrick Howard, Executive Assistant Debbie Honeycutt, Asset Manager Robert Onion, Finance Manager Betty Black. Executive Vice President Patrick Howard certified the quorum.

ADJOURN

President Willie Anderson made a **motion** to adjourn the meeting. Ms. Denton seconded the motion, which **passed** unanimously. The Board meeting adjourned at 12:22 p.m.

Respectfully submitted,


Patrick Howard, Executive Vice President

- A copy of these minutes can be found on the web site (www.hatctx.com)
- An audio recording is available upon request, 512-480-8245.